

Available SF 71,800 SF

Industrial For Lease

Building Size 71,800 SF



Property Name: Prologis South Bay Industrial Center 3
Address: 737 W Artesia Blvd, Compton, CA 90220
Cross Streets: W Artesia Blvd/S Wilmington Ave

Freeway Frontage with Great Visibility
7,691 Square Feet of Refurbished Offices
10 Dock High Truck Positions - 1 Ground Level Door
New LED Warehouse Lights
Professional Prologis Ownership/Management

Lease Rate/Mo: TBD
Lease Rate/SF: TBD
Lease Type: NNN / Op. Ex: \$0.31
Available SF: 71,800 SF
Minimum SF: 71,800 SF
Prop Lot Size: 3.45 Ac / 150,282 SF
Term: 5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$79,170 / 2024
Yard: Fenced / Paved
Zoning: MH

Sprinklered: Yes
Clear Height: 22'
GL Doors/Dim: 1
DH Doors/Dim: 10
A: 800 V: 277/480 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1975R19
Whse HVAC: No
Parking Spaces: 70 / **Ratio:** 1.0:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 7,691 SF / 4
Restrooms: 3
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 7318-013-022

Listing Company: CBRE - El Segundo

Agents: [Greg Dyer 310-363-4953](#), [Tres Reid 310-363-4948](#), [Caroline Reid 310-947-4219](#)
Listing #: 43329098

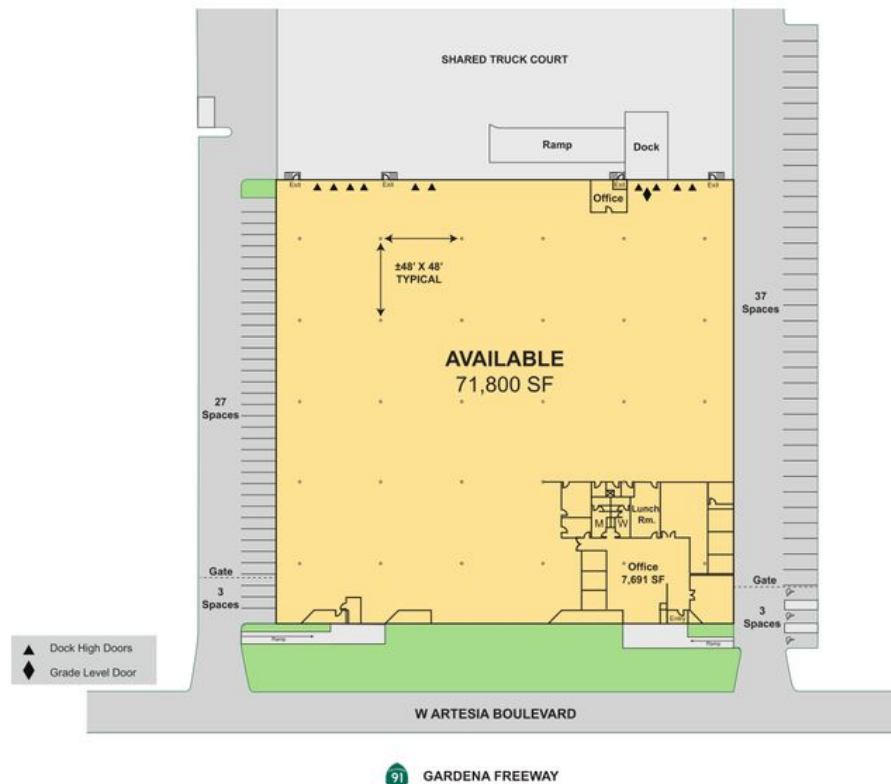
Listing Date: 09/09/2025

FTCF: CB300N000S000

Notes: Prologis clear lease 2025. OpEx estimated at \$0.31 PSF. Free standing building. 2 truck positions via exterior dock. .33 gpm/3,000 SF calculated sprinkler system. Lessee to verify all specifications.



Unlock the full potential of your warehouse with one strategic, single-source partner.



CBRE

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