



Address: 1505 W Walnut Pkwy, Compton, CA 90220
Cross Streets: S Central Ave/W Walnut St

Excellent Warehouse/Manufacturing Facility
 8 Dock High Positions
 Private Fenced Yard
 Oversized Ground Level Door
 Newly Refurbished Office

Lease Rate/Mo: \$33,943
Lease Rate/SF: \$1.25
Lease Type: NNN / Op. Ex: \$0.45
Available SF: 27,154 SF
Minimum SF: 27,154 SF
Prop Lot Size: POL
Term: 5-10 years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$93,897 / 2023
Yard: Fenced / Paved
Zoning: MH

Sprinklered: Yes
Clear Height: 23'
GL Doors/Dim: 1 / 18x14
DH Doors/Dim: 8 / 4 (18x10)
A: 400 V: 277/480 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1979

Whse HVAC: No
Parking Spaces: 56 / **Ratio:** 2.1:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 3,626 SF / 8
Restrooms: 5
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#: 7319029049

Listing Company: The Klabin Company

Agents: [Frank Schulz 310-329-9000](tel:310-329-9000), [Nicholas Buss 310-329-9000](tel:310-329-9000), [Todd Taugner 310-329-9000](tel:310-329-9000)

Listing #: 39715282

Listing Date: 02/07/2024

FTCF: CB300N000S000/OAA

Notes: Sprinkler Calc.: .40/3000. Special Features: Paved Yard. Lessee to verify all information contained herein.



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