

**2970 E. MARIA ST.**  
**RANCHO DOMINGUEZ, CA**  
UNINCORPORATED LOS ANGELES COUNTY

**AVAILABLE FOR SALE**  
**50,440 SF**

**100% LEASED**  
**NNN SINGLE TENANT**

**Bob Grewal**  
**P: (760) 583 - 9728**  
E: [bob@seapointadvisors.com](mailto:bob@seapointadvisors.com)  
CA DRE:01858270

**SEAPPOINT**  
BUSINESS ADVISORS  
DRE#01896543

Information contained herein is deemed reliable but we have not audited or confirmed any information and make no representation, expressed or implied as to its accuracy or completeness. All information is subject to changes or withdrawals.











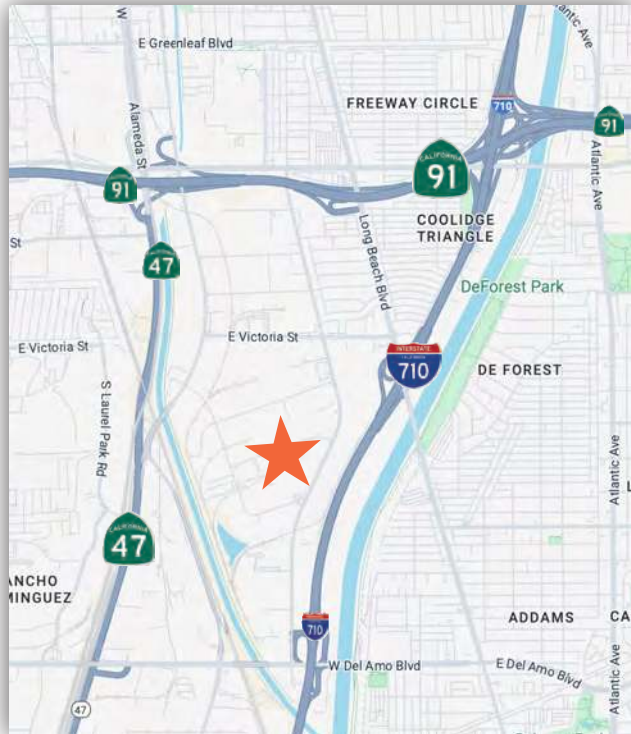




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CEILING HEIGHT	22'-25'
OFFICE SF (estimated):	3,300 SF (7%)
WAREHOUSE SF (estimated)	47,140 SF (93%)
CLASS	B
POWER	1000 AMPS / 480 V
GRADE LEVEL DOORS	3
DOCK HIGH DOORS	2

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YEAR	TENANT	BUILDING SF	LEASE START	LEASE END	ANNUAL RENT	CAP RATE	LEASE TYPE	ANNUAL INCREASE	NOTES
1	ERC COMPANY	100%	8/1/24	7/31/29	\$ 734,400	6.68%	NNN		
2	ERC COMPANY	100%	8/1/24	7/31/29	\$ 756,432	6.88%	NNN	3%	
3	ERC COMPANY	100%	8/1/24	7/31/29	\$ 779,125	7.08%	NNN	3%	Either Tenant or Landlord have an option to terminate lease with 6 months advance notice after August 1, 2026. (Property is occupied until Feb 1, 2027)
4	ERC COMPANY	100%	8/1/24	7/31/29	\$ 802,499	7.30%	NNN	3%	
5	ERC COMPANY	100%	8/1/24	7/31/29	\$ 826,574	7.51%	NNN	3%	

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**BG ADVISORY INC.**  
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MARIA STREET

DOCK AREA

45'-13 3/4"

40'-11"

LAV.

21'-16'-2"

LAV. 21'-2"

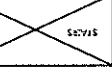
16'-4"

23'

12'-6"

11'-6"

16'-4"



LOBBY

16'-7"

14'-4"

12'-11"

7'-6"

LAV.

LAV.

5'

7'-8 1/4" LAV.

7'-10" LAV.

10'

6'-6" LAV.

6'-10"

14'-4"

16'-4"

12'-6"

15'

14'

12'

22'-1"

86'-11"

12'-10"

14'

17'-11"

13'-1"

15'-10"

23'

126'-1"

