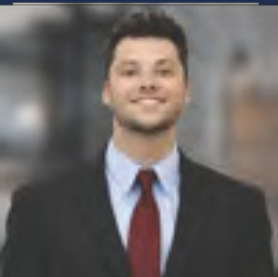




For Sublease

**3051 E Maria St
Rancho Dominguez, CA**



FRANKIE HILLEBRAND
DRE # 02206675
📞 310.424.0726
✉️ FH2@LACommercial.com

Brokers make no guarantees, representations, or warranties of any kind, expressed or implied. All information to be independently verified.

FOR SUBLEASE



SPACE: 12,900 SF

NNN RATE: \$14,709/mo. (\$1.14 PSF) OPEX. \$0.36/PSF
AVAILABLE FOR POSSESSION WITH 30 DAY NOTICE





HIGHLIGHTS

- \$1.14 PSF NNN OPEX. \$0.36 PSF ⁶
- CLEAR SPAN WAREHOUSE
- FENCED, +/- 11,000 SF YARD FOR OUTDOOR STORAGE
- 1 DH DOOR (12 X 12) AND 1 GL DOOR (12 X 12)
- 185' TRUCK COURT
- M1.5 ZONING (RESTRICTED HEAVY MANUFACTURING)
- SUBLEASE THROUGH 8/31/2031
- MINUTES TO 710/91/405 FREEWAY
- SIGNAGE SPACE AVAILABLE FOR BUSINESS EXPOSURE!

PHOTOS





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