



+/- 24,110 SF HIGH IMAGE R&D/INDUSTRIAL FOR SALE | PRIME RANCHO DOMINGUEZ LOCATION

John B. Lasiter

Principal | Lic. ID # 01059168

C \ (310)994-9546

E \ JLasiter@la-commercial.com

LA Commercial, Inc.

627 Aviation Way
Manhattan Beach, CA 90266
CORP ID: 01967906

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.



**High Image R&D/
Industrial w/ 26,476 SF of
Excess Land**



**+/- 12,165 SF
Class A Office/R&D**



**Highly Functional Space
22' Clear Height**



**Prestigious Dominguez
Technology Center**



**Close Proximity
to 405/91/110 Fwys**

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FOR SALE

HIGH IMAGE R&D/INDUSTRIAL BUILDING

EXCESS LAND | +/- 24,110 SF

2301 Gladwick Street

DOMINGUEZ TECHNOLOGY CENTER

PROPERTY FEATURES

- > +/- 24,110 sf of High Image Facility
- > Asking Price \$12,400,000 (\$514/SF)
- > 12,165 SF of Executive Office Space
- > 21,476 SF of Excess Land
- > Gated, Lighted & Secured Yard
- > Adjacent to the Alameda Corridor
- > 22' Clear Height
- > Ample Parking Spaces
- > 9 - 10' x 14' Motorized Ground Level Doors
- > Large Kitchen with Fridge, Sink & Dishwasher
- > Concrete Tilt Up Construction
- > Many Executive Offices with Extensive Views
- > Finished Mezzanine with Class A Office Build-outs
- > Close to Major Freeways (105/405/110 & 91 Freeways)
- > Located in the Presigious Dominguez Technology Center
- > Ample Power – 400amps; 277/480volt Power Service

DISCLAIMER

The information contained herein has been obtained from sources believed to be reliable; however, no warranty or representation is made as to the accuracy, completeness, or reliability of such information. All information, including but not limited to square footage, lot size, zoning, permitted uses, and financial data, should be independently verified by prospective buyers and their advisors. The real estate broker, its agents, and affiliates make no guarantees, warranties, or representations as to the condition, suitability, or future performance of the property.

This Offering Memorandum is provided solely for the purpose of assisting prospective purchasers in evaluating the subject property. It does not constitute an offer to sell or a solicitation of an offer to buy the property. All discussions and negotiations shall be conducted through the listing broker. The owner and broker each reserve the right to withdraw the property from the market, reject any or all offers, or modify pricing or terms at any time without notice.

Prospective purchasers are urged to consult with their own legal, tax, accounting, and other professional advisors regarding the acquisition and ownership of commercial real estate. Neither the broker nor any of its agents provide legal or tax advice. All interested parties should perform their own independent due diligence to determine the suitability of the property for their needs. By accepting and reviewing this Offering Memorandum, the recipient agrees not to rely solely on the contents herein, and acknowledges that the broker and its agents shall have no liability for any inaccuracies or omissions. Any reliance on the information provided is solely at the recipient's own risk.

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EXTERIOR PHOTOS

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WAREHOUSE PHOTOS



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OFFICE PHOTOS

2301 *Gladwick Street*
DOMINGUEZ TECHNOLOGY CENTER



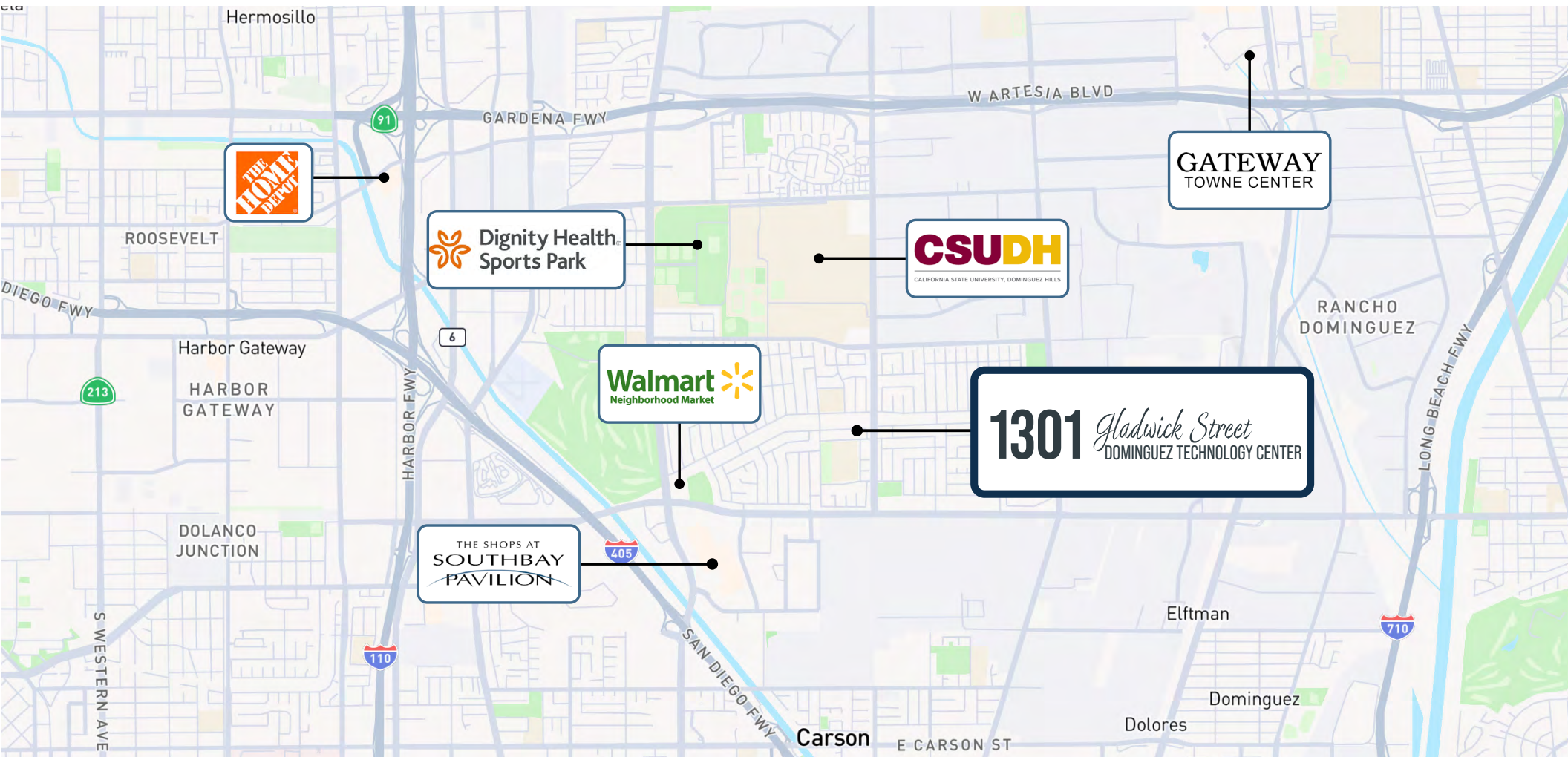
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2301 Gladwick Street DOMINGUEZ TECHNOLOGY CENTER

AERIAL MAP



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HIGH IMAGE R&D/INDUSTRIAL BUILDING
+/- 24,110 SF



John B. Lasiter

Executive Vice President | Lic. ID # 01059168

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LACRES.COM