

#### FOR LEASE | New Class 'A' Distribution Building Under Construction | Compton, CA

#### FEATURES

94,875 SF 32' clear Q4 2019 completion date ±4.37 acres (190,310 SF) Immediately adjacent to designated truck routes on Alameda St and Rosecrans Ave Last mile delivery location (population of

930,554 within a 5 mile radius)

Secure concrete truck court with motorized gate

1200 amps (expandable to 2000)

ESFR

114 automobile parking spots

12 dock high positions

1 grade level ramp

Potential opportunity zone benefits

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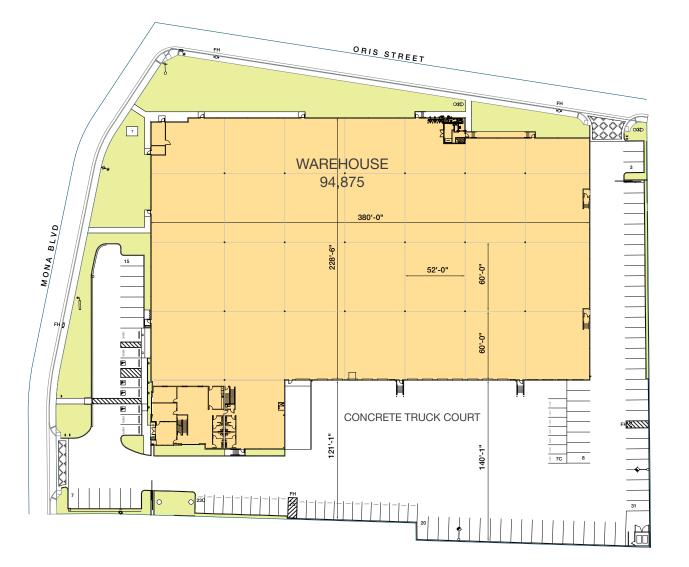
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### Site Plan



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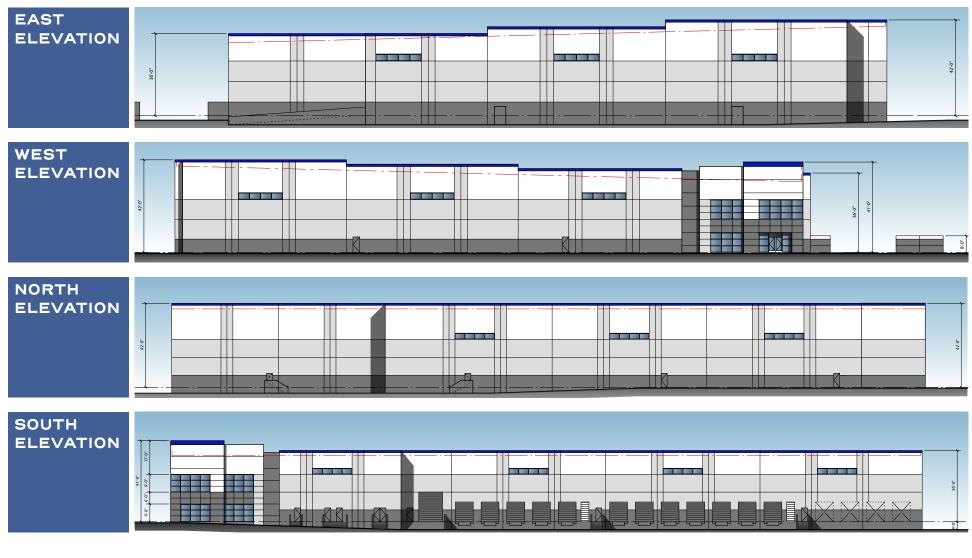
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# Elevations



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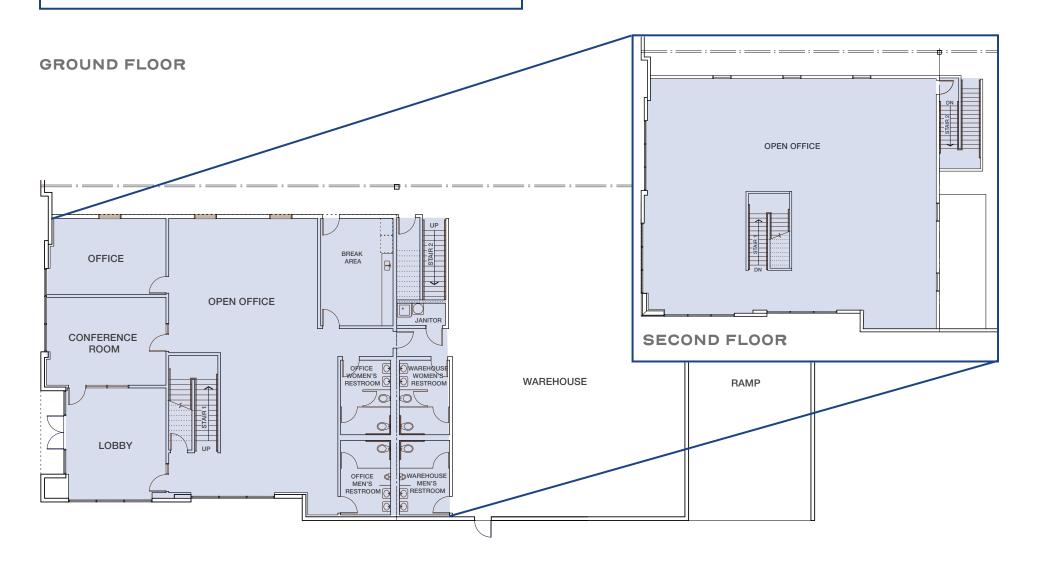


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# Office Floor Plans



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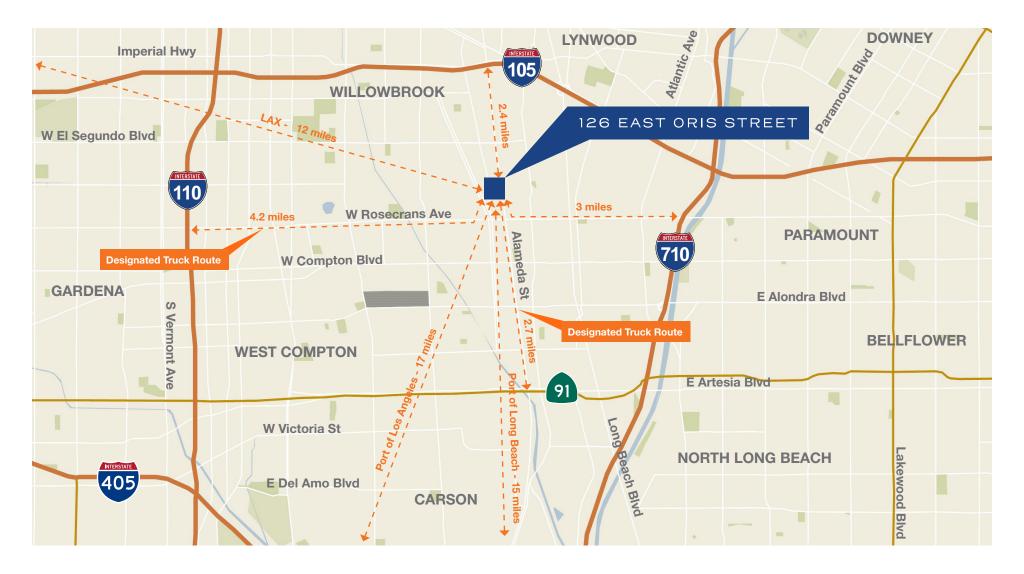
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#### Location Map



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