

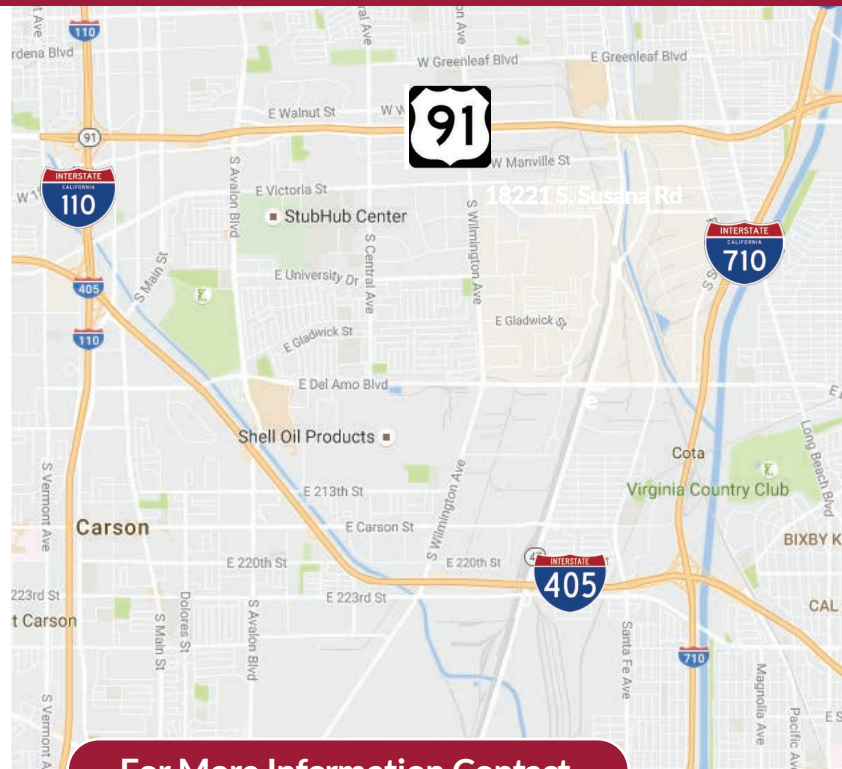
Industrial For Lease

18221 S Susana Rd. Unit A & B | Rancho Dominguez 90221



Features

- Space Undergoing Major Refurbishment
- Very Suitable for Manufacturing or Distribution
- 53' Truck High Loading Access on all Positions
- Excellent Freeway Access to 701/91/405
- Oversized Ground Level Loading Doors
- Fenced and Paved Yard 6,500
- 3-Stage, Clarifier, Drains, Wastewater Discharge 2600 GPD
- Available SF: 100,537
- Minimum SF: 40,357
- Office SF: 6,500
- Lot Size: 4.08 AC
- Dock High: 10
- Clear Height: 22'
- NNN's \$14/SF



For More Information Contact



Trauger Ralston | Principal

Direct: 310-965-1742

Email: tralston@leelalb.com

Lic#: 01731383

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 **LEE &
ASSOCIATES®**
COMMERCIAL REAL ESTATE SERVICES
LOS ANGELES - LONG BEACH

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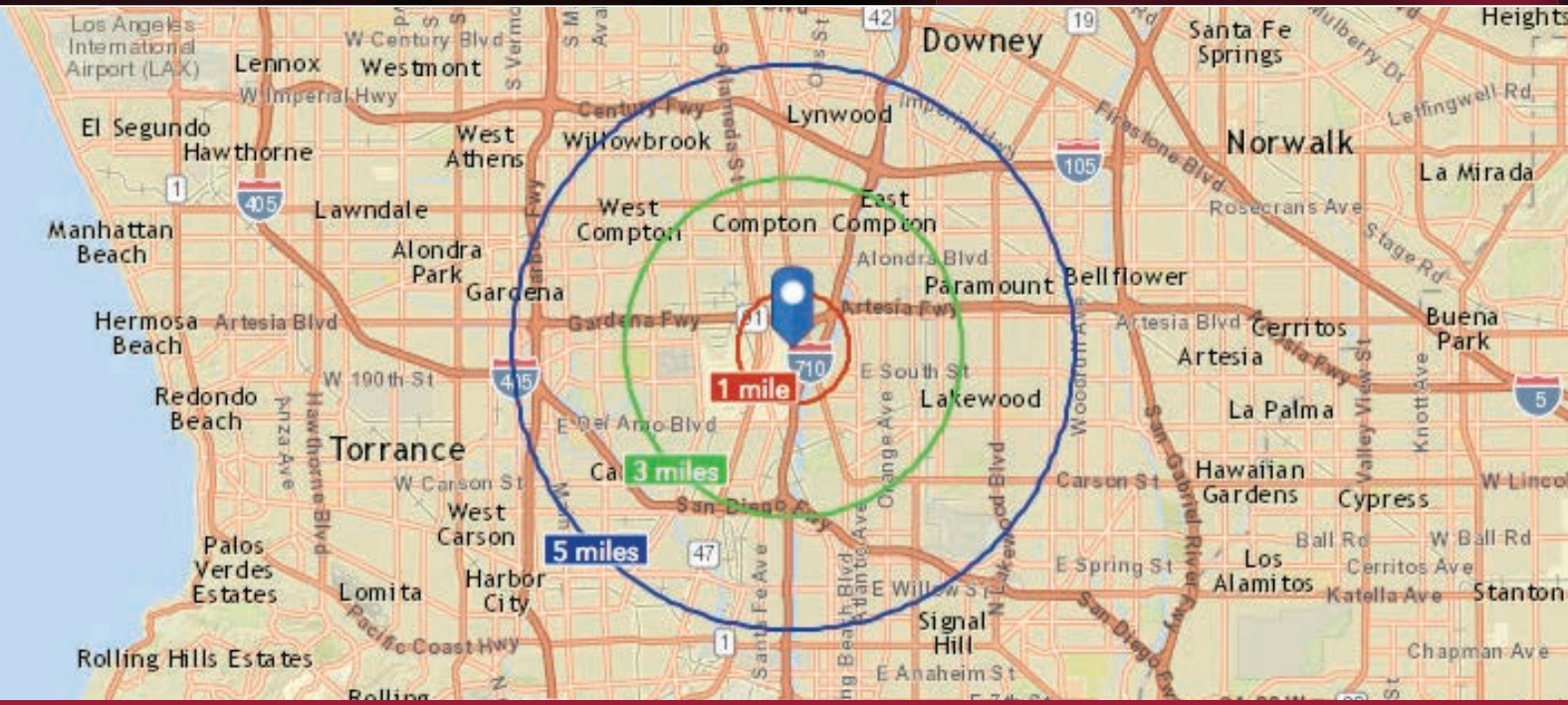
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2016 Summary	1 Mile	3 Miles	5 Miles
Population	21,318	243,480	664,272
Households	5,554	65,240	179,449
Families	4,471	51,369	141,471
Average Household Size	3.82	3.70	3.66
Owner Occupied Housing Units	2,912	33,236	93,643
Renter Occupied Housing Units	2,642	32,004	85,806
Median Age	29.4	30.5	31.7
Median Household Income	\$45,935	\$48,501	\$51,241
Average Household Income	\$56,916	\$63,967	\$66,428

2021 Summary	1 Mile	3 Miles	5 Miles
Population	21,978	250,128	683,920
Households	5,684	66,633	183,751
Families	4,583	52,559	145,078
Average Household Size	3.85	3.72	3.68
Owner Occupied Housing Units	2,956	33,787	95,467
Renter Occupied Housing Units	2,729	32,845	88,283
Median Age	31.2	32.1	33.2
Median Household Income	\$50,198	\$51,661	\$54,457
Average Household Income	\$61,285	\$69,188	\$72,030

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