

Available SF: 100,537

Total Building SF: 100,537



18221 S Susana Rd, Unit A & Unit B  
Rancho Dominguez, CA 90221  
E Victoria St / S Susana Rd

**Address:**  
**Cross Streets:**

**Space Undergoing Major Refurbishment  
Very Suitable For Manufacturing Or Distribution  
53' Truck High Loading Access on all positions  
Excellent Freeway Access to 710/91/405  
Oversized Ground Level Loading Doors  
Fenced and Paved Yard**

**Lease Rate/Mo:** \$65,278  
**Lease Rate/SF:** \$0.65  
**Lease Type:** NNN  
**Terms:** 5 Years  
**Price/SF:** --  
**Sale Price:** --  
**Taxes:** --  
**Available SF:** 100,537  
**Minimum SF:** 40,537  
**Prop Lot Size:** 177,900 SF / 4.08 AC  
**Yard:** Fncd/Pvd  
**Zoning:** LCM1.5

**Construction Type:** Tilt-up  
**Const Status/Year Blt:** EXIST / 1972  
**Sprinklered:** Yes  
**Ground Lvl Drs/Dim:** 5  
**Dock High/Dim:** 10  
**Clear Height:** 22  
**Heat/Cool:** Unknown  
**Roof Type:** Lam Glu WB  
**A:** 1000 **V:** 277/277 **Ø:** 3 **W:** 4  
**Parking Spaces:** /Bldg Ratio: --  
**Rail Service:** No  
**Specific Use:** Light Industrial

**Office SF / #:** 6,500 / 8  
**Restrooms:** 4  
**Office Air:** Yes **Office Heat:** Yes  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** 60 Days To Show:  
Call Agent **Region:** LA South/Carson-

Compton/Rancho Dominguez  
**Thomas Guide:** 765-B1  
**APN#:** 7306-013-037

**Listing Company:** Lee & Associates - Gardena (310) 768-8800

**Agents:** Trauger Ralston (310) 965-1742

**Property/Listing/Ste #:**      **Listing Date:**

**Notes:** NNN's .13/SF. Lessee to verify all information. 3 Stage Clarifier, Drains, Wastewater Discharge 2,600 GPD.

**FTCF:** CB250N000S000/AOAA

