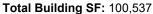
## **Industrial For Lease**

Available SF: 100,537







## Address: Cross Streets:

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

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 LvI 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

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.

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

FTCF: CB250N000S000/AOAA

