



FOR LEASE

18420 S. Santa Fe Avenue
Rancho Dominguez

54,000 SF Industrial Building

\$75,980 / month (\$1.407/SF) Gross



FEATURES

Available Square Footage	54,000
Land Square Footage	194,713
Office Square Footage	12,500
Parking	48
Loading	3 Dock High (via truck-well) 8 Ground Level Doors
Minimum Ceiling Clearance	18'
Power	800 Amps, 277-480 Volts
Sprinkler System	Yes
Year Built	1955
Construction	Concrete Tilt-Up
Zoning	IM-1.5-IP

ACCESSIBILITY

MILES TO	
Los Angeles International Airport	18.5
Long Beach Airport	8.0
Los Angeles & Long Beach Ports (both)	8.0
Intermodal Container Transfer Facility	5.0

IMMEDIATE ACCESS TO
91, 710 and 405 Freeways
Alameda Corridor

HIGHLIGHTS

- Short Term Uses OK
- 2 Acres of Excess Land
- 3 Dock High via Truck-Well Adjacent to Building
- Owner looking for an AS-IS Deal



MATT GINOCCHIO

LICENSE #01777208
310.436.6483
mginocchio@lareminc.com



WESLEY BABI

LICENSE #01822752
310.436.6481
wbabi@lareminc.com

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310.719.1585 // lareminc.com
165 Savarona Way, Carson, California 90746

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