

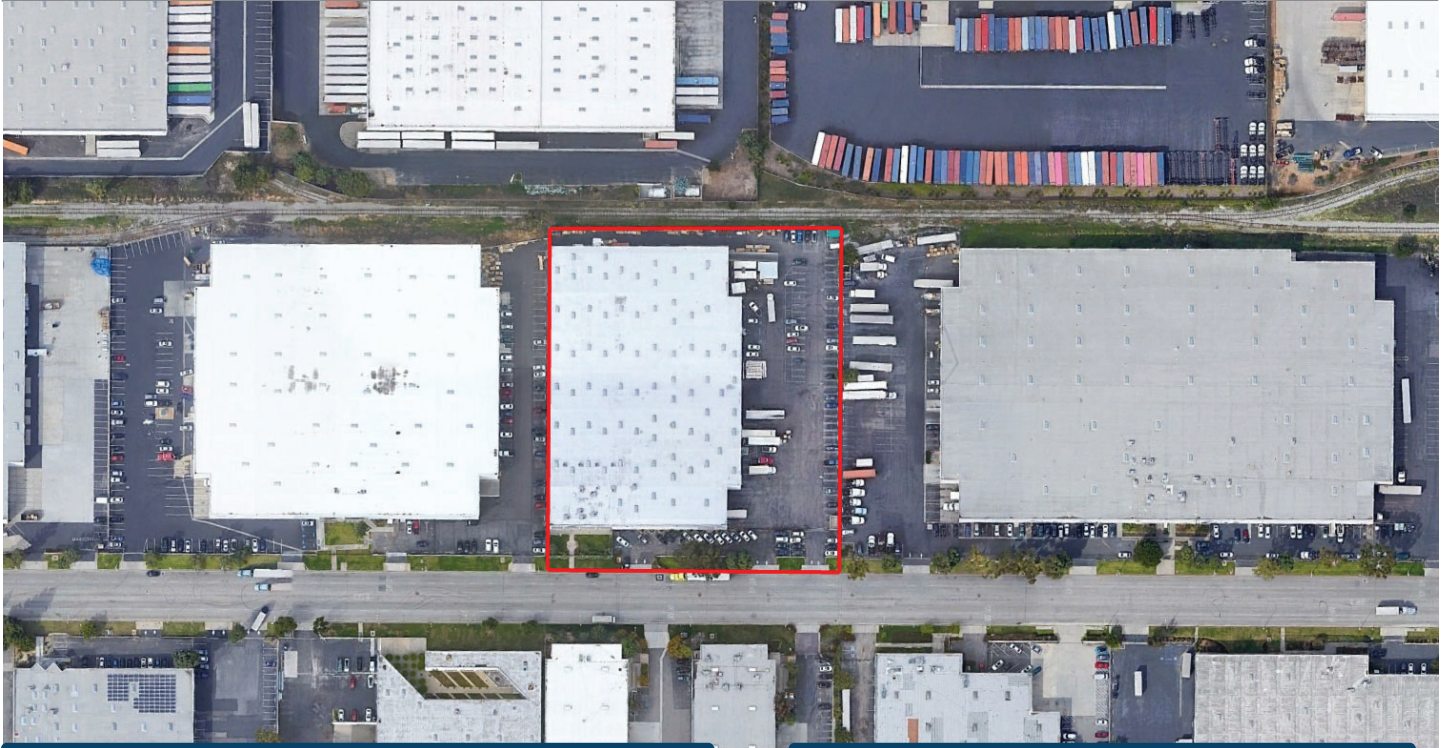


FOR LEASE

575 W. Manville Street, Compton, CA 90220

Approx. 90,000 SF Industrial Building

\$ TBD / month NNN



FEATURES

Available Square Footage	± 90,000
Land Square Footage	159,039
Office Square Footage	12,746
Parking	110
Loading	1 Ground Level Loading Ramp 18 Dock High Positions
Minimum Ceiling Clearance	22'
Power	800A, 277/480V, 3P, 4W
Sprinkler System	.60/5,000
Year Built	1979
Construction	Concrete Tilt-Up
Zoning	COMH

ACCESSIBILITY

MILES TO	
Long Beach Airport	6.0
Los Angeles International Airport	10.0
Los Angeles & Long Beach Ports (both)	9.0
IMMEDIATE ACCESS TO	
	91, 710 and 405 Freeways

HIGHLIGHTS

- Exceptional Distribution Facility
- 123' - 142' Truck Court
- Operating Expenses \$29,446/SF Month
- Up to 40 Container Parking



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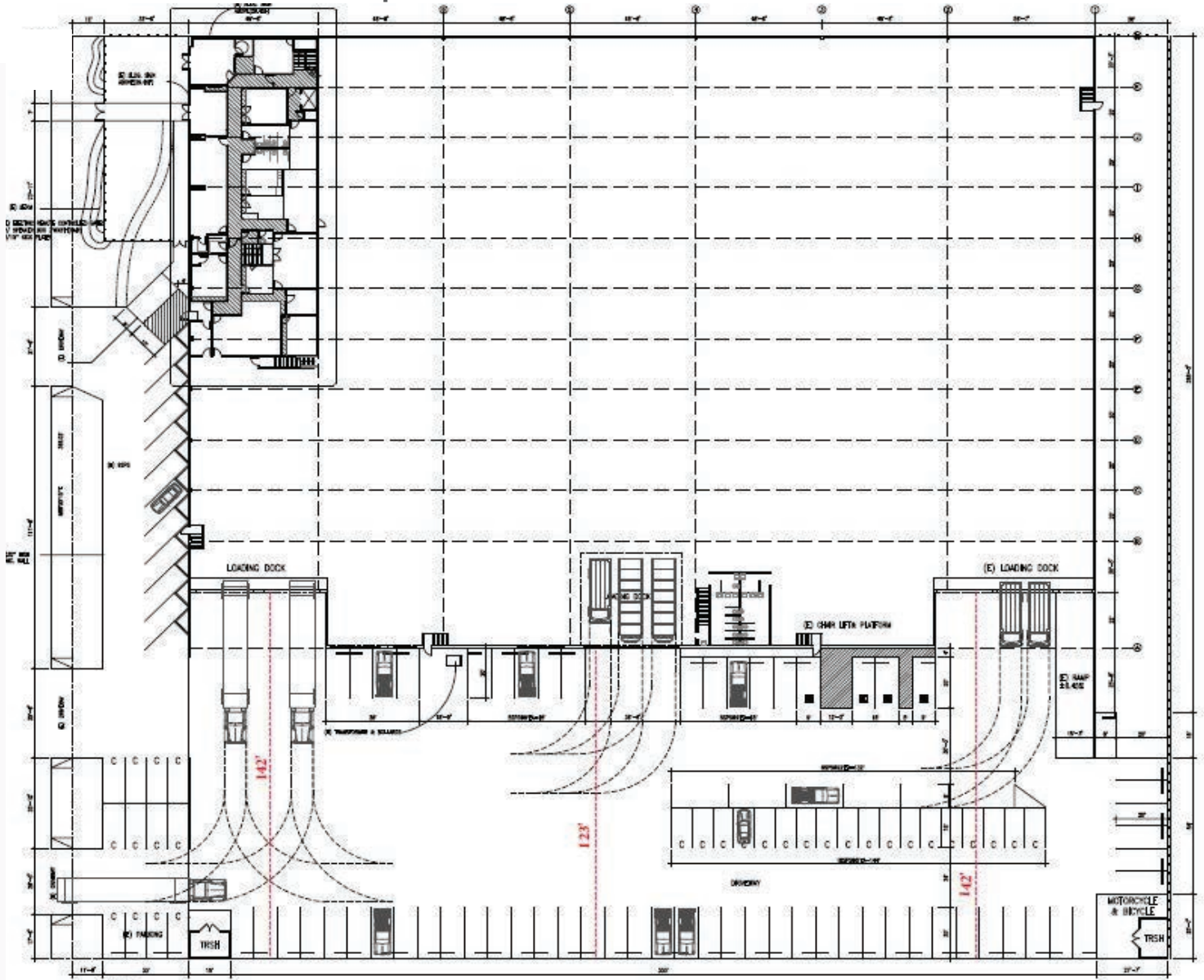
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☎ 310.719.1585 // lareminc.com
 165 Savarona Way, Carson, California 90746

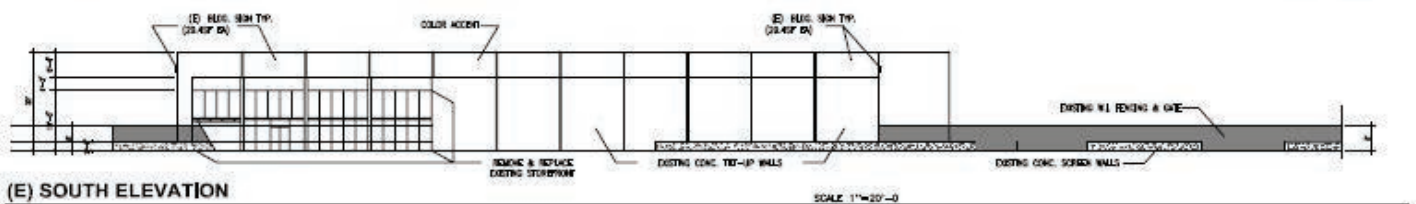
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SITE PLAN

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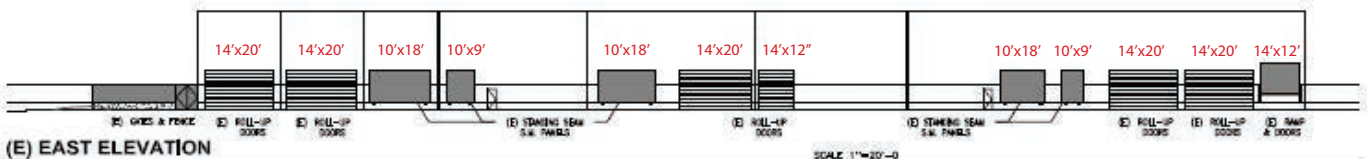


SITE PLAN
SCALE 1"=20'-0"



(E) SOUTH ELEVATION

SCALE 1"=20'-0"



(E) EAST ELEVATION

SCALE 1"=20'-0"

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