



FOR SUBLEASE

19100 S. Susana Rd, Rancho Dominguez, CA 90221

52,714 SF Building on 174,470 SF of Land

\$95,000/Month Industrial Gross



FEATURES

Land Square Footage	174,470
Building Square Footage	52,714
Office	4,250 SF
Container Parking	±45 (not including dock)
Loading	22 Dock High Positions 2 Ground Level Doors
Minimum Clear Height	14-18'
Power	2800A, 240V, 1P, 3W
Yard	Fenced and Paved
Sprinklers	Yes
Zoning	LCM2

HIGHLIGHTS

\$1.34/SF on Building, \$0.54/SF Extra Land
±1 Acre of Extra Land
±45 Container Parking (not including dock)
Sublease through June 30, 2029
DIRECT DEAL POSSIBLE

ACCESSIBILITY

MILES TO

Los Angeles International Airport	18.1
Los Angeles & Long Beach Ports (both)	9.7
Intermodal Container Transfer Facility	4.7

IMMEDIATE ACCESS TO

710, 91, 110, and 405 Freeways



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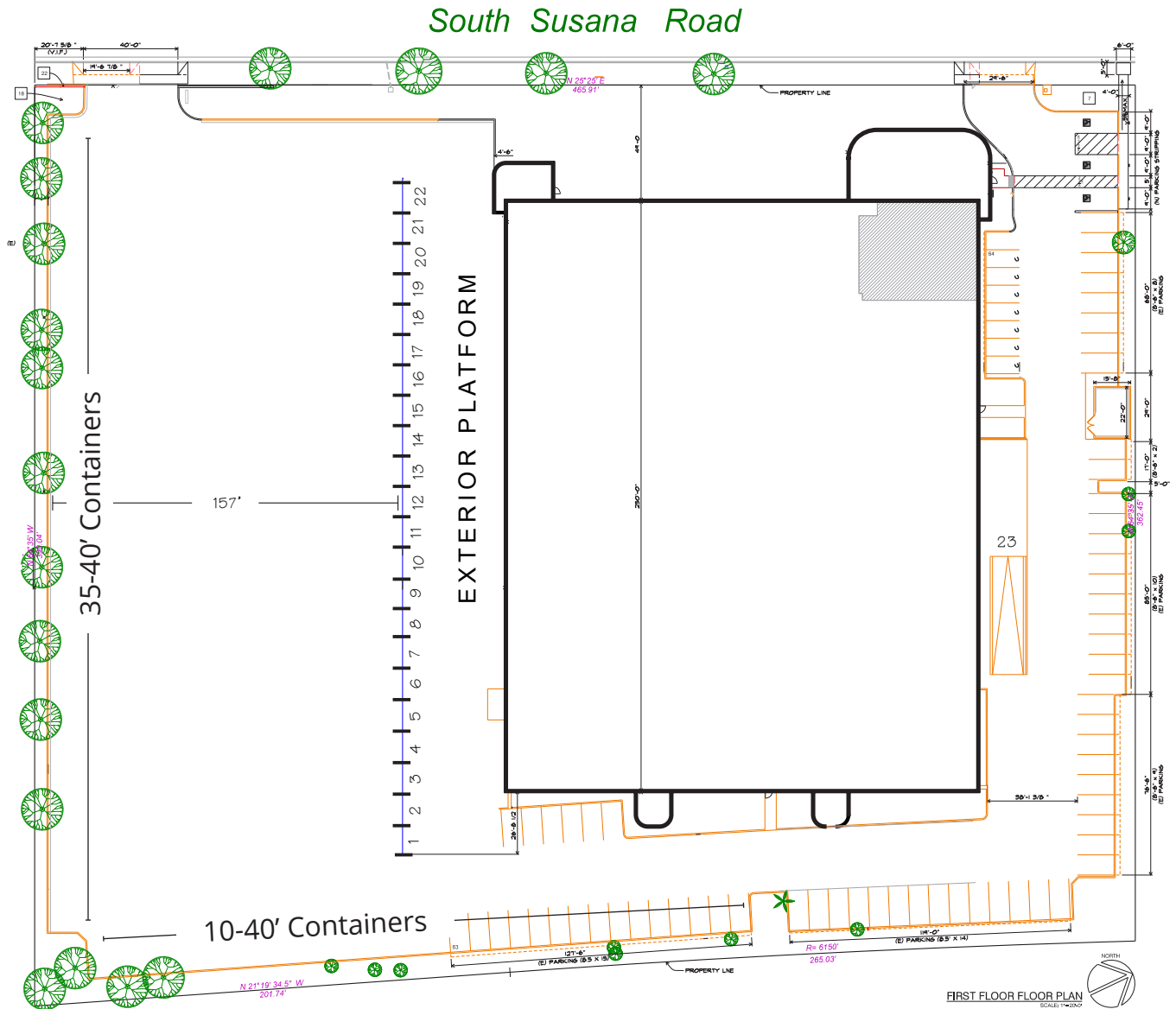
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SITE PLAN



NOT DRAWN TO SCALE

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