



# FOR LEASE

3131 E Maria Street, Rancho Dominguez, CA 90221

**AVAILABLE 66,075 SF Warehouse**

**\$1.25/SF Gross + OPEX \$.06/SF**



## FEATURES

Available Square Footage	66,075
Land Square Footage	108,465
Total Office	6,742
Parking	70
Loading	1 (8' x 10') GL Door (via ramp) 12 (8' x 10') DH Doors
Minimum Ceiling Clearance	21' - 23'
Power	600 Amps, 277-480V, 3P, 4W
Sprinklers	Yes
Year Built	1969
Construction	Brick
Zoning	CAMH

## HIGHLIGHTS

Desirable Unincorporated LA County Location  
Fenced Truck Court  
12 Dock High Loading Doors  
Office Space can be Reduced  
Possession 12/01/2025  
Can be leased with 3145 Maria Street – 23,886 SF Building  
Opex: \$.06/SF

## ACCESSIBILITY

### MILES TO

Los Angeles International Airport	18.7
Long Beach Airport	6.7
Los Angeles & Long Beach Ports (both)	11.2

### IMMEDIATE ACCESS TO

710 and 91 Freeways  
Alameda Corridor



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165 Savarona Way, Carson, California 90746

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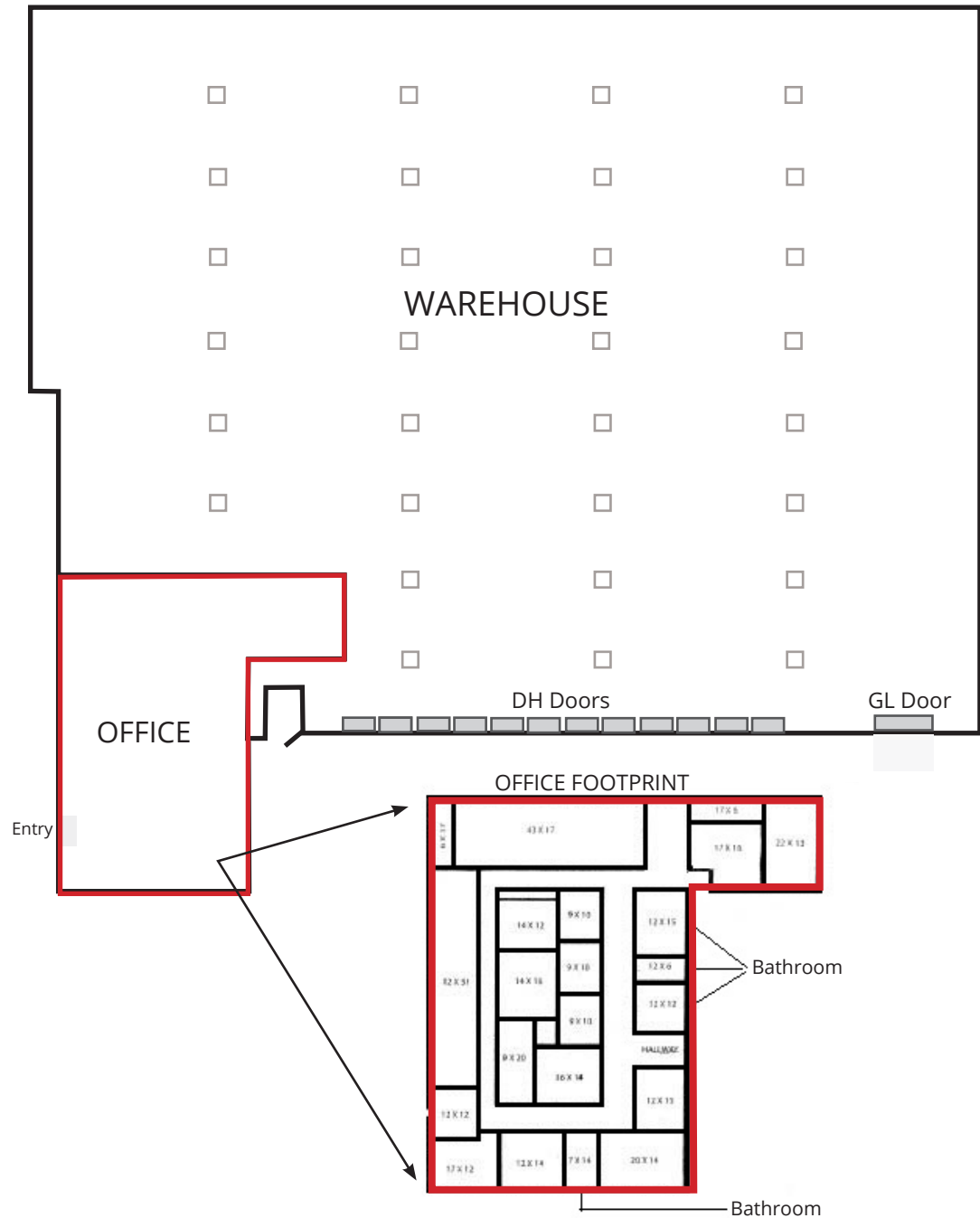
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## FLOOR PLAN



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