



FOR LEASE

3131 E Maria Street, Rancho Dominguez, CA 90221

AVAILABLE 66,075 SF Warehouse

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



FEATURES

Available Square Footage	66,075
Land Square Footage Total	108,465
Office	6,742
Parking	70
Loading	1 (8' x 10') GL Door (via ramp) 12 (8' x 10') DH Positions
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
Refurbishment/Office Reduction Underway
Possession 12/01/2025
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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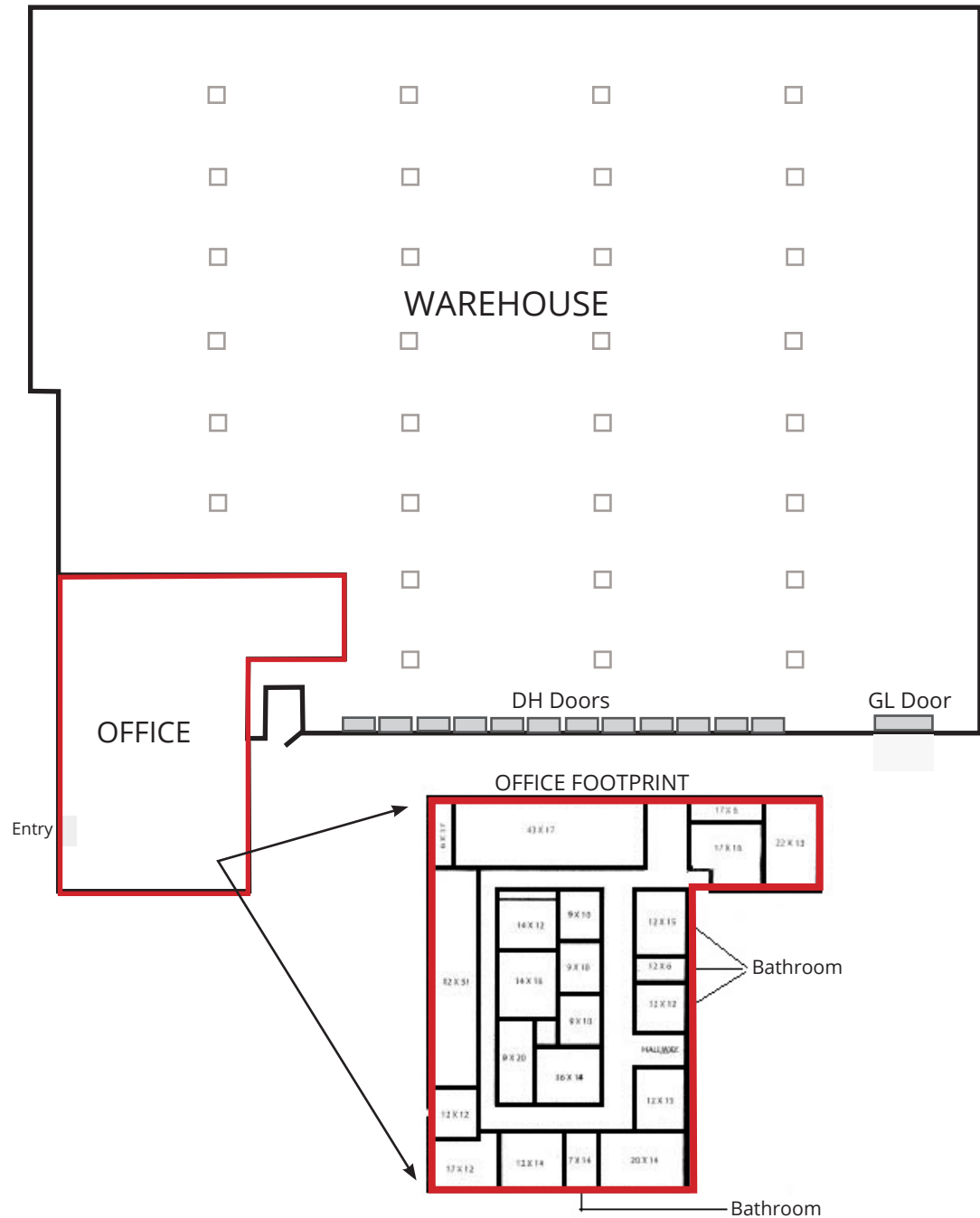
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FLOOR PLAN



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