



FOR SUBLEASE

19021 S Reyes Ave, Rancho Dominguez, CA 90221

AVAILABLE 278,348 SF LAND

\$180,926 per month



S Reyes Ave

FEATURES

Available Square Footage	23,240
Land Square Footage	278,348
Parking	174
Loading	1 Ground Level Position 60 Dock High Positions
Minimum Ceiling Clearance	16'
Sprinklers	Yes
Year Built	1985
Construction	Metal
Yard	Fenced/Paved
Zoning	M2

ACCESSIBILITY

MILES TO

Los Angeles International Airport	17.3
Long Beach Airport	5.8
Los Angeles and Long Beach Ports (both)	11.5

IMMEDIATE ACCESS TO

91, 710, 405, and 110 Freeways

HIGHLIGHTS

- Rare South Bay Cross Dock
- 60 Truck High Positions
- 200+ Container Storage
- Operating Expenses: \$29,200 per month
- Sublease Through November 30, 2025



ED WHITTEMORE

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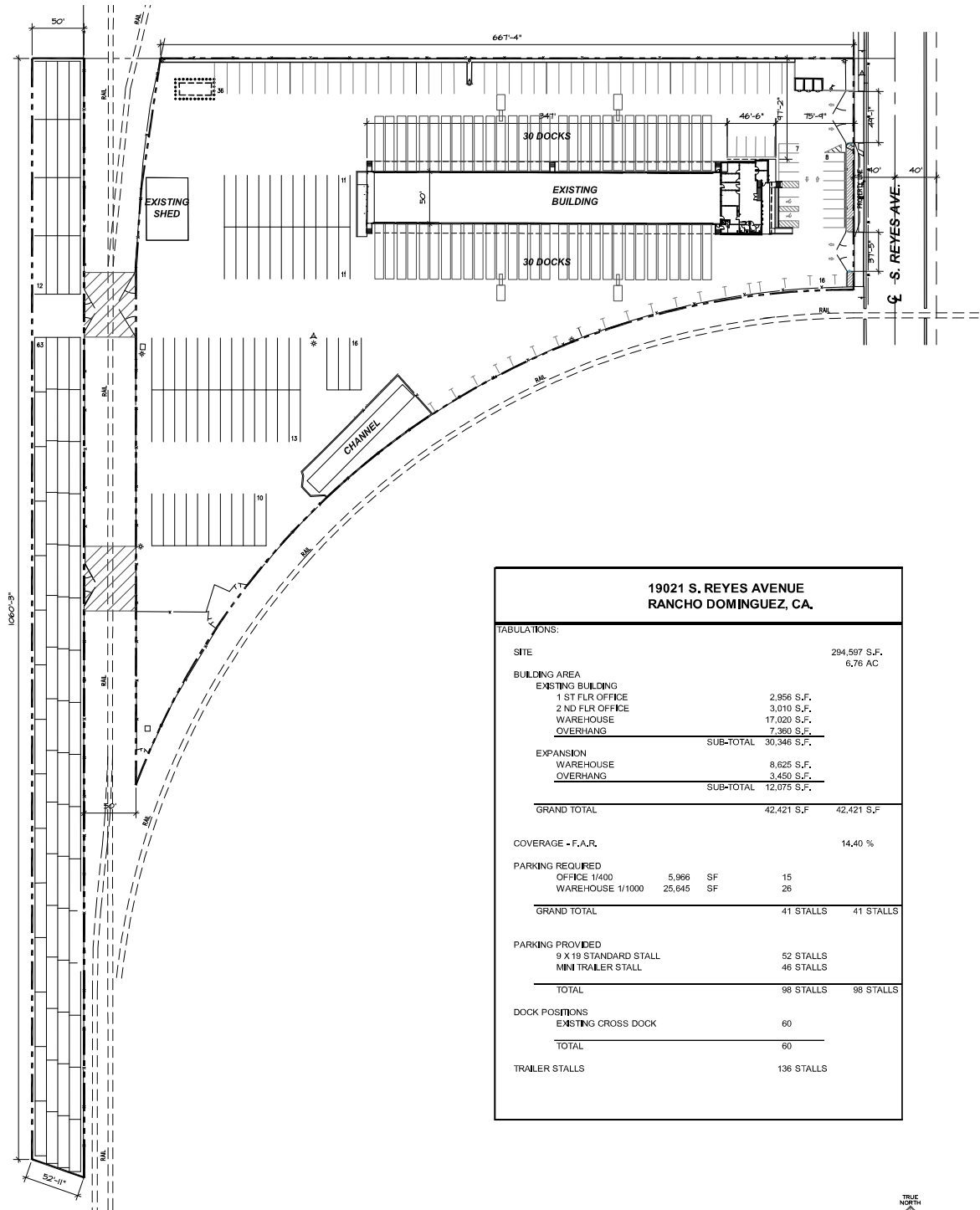
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SITE PLAN



19021 S. REYES AVENUE RANCHO DOMINGUEZ, CA.			
TABULATIONS:			
SITE		294,597 S.F.	6.76 AC
BUILDING AREA			
EXISTING BUILDING			
1 ST FLR OFFICE	2,956 S.F.		
2 ND FLR OFFICE	3,010 S.F.		
WAREHOUSE	17,020 S.F.		
OVERHANG	7,360 S.F.		
		SUB-TOTAL	30,346 S.F.
EXPANSION			
WAREHOUSE	8,625 S.F.		
OVERHANG	3,450 S.F.		
		SUB-TOTAL	12,075 S.F.
GRAND TOTAL	42,421 S.F.	42,421 S.F.	
COVERAGE - F.A.R.			14.40 %
PARKING REQUIRED			
OFFICE 1/4000	5,966 SF	15	
WAREHOUSE 1/1000	25,845 SF	26	
GRAND TOTAL		41 STALLS	41 STALLS
PARKING PROVIDED			
9 X 19 STANDARD STALL		52 STALLS	
MINI TRAILER STALL		46 STALLS	
TOTAL		98 STALLS	98 STALLS
DOCK POSITIONS			
EXISTING CROSS DOCK		60	
TOTAL		60	
TRAILER STALLS		136 STALLS	

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