



FOR LEASE

3145 E Maria Street, Rancho Dominguez, CA 90221

AVAILABLE 23,886 SF Industrial Building

\$1.25/SF Gross + OPEX \$.08/SF



FEATURES

Available Square Footage	23,886
Land Square Footage	41,382
Office Square Footage	960
Parking Spaces	47
Loading	1 (10' x 10') GL Door (via ramp) 4 DH Loading Positions
Minimum Ceiling Clearance	21' - 23'
Power	200A, 277-480V, 3P, 4W
Sprinklered	Yes
Year Built	1971
Construction	Brick
Zoning	M1.5

HIGHLIGHTS

Desirable Unincorporated LA County Location
4 DH Loading Positions
Possession 11/01/2025
Can be leased with 3131 Maria Street – 66,075 SF Building
Opex: \$.08/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



WESLEY BABI

Cal DRE Lic# 01822752

310.436.6481

wbabi@lareminc.com



JAY JASAITIS

Cal DRE Lic# 00865169

310.436.6487

jjasaitis@lareminc.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.





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

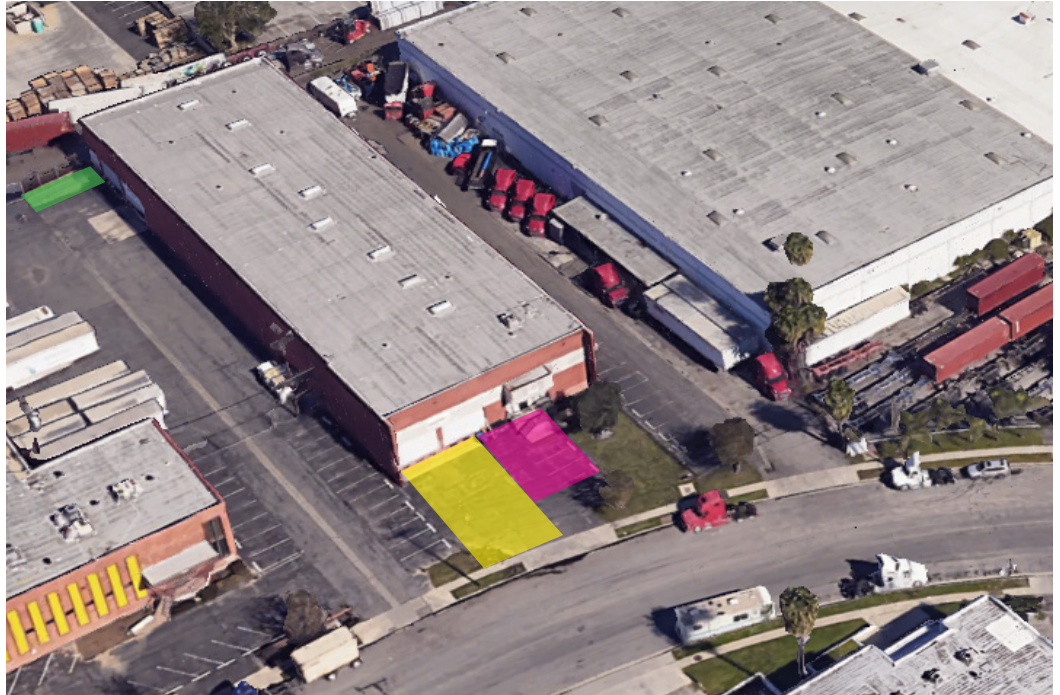
TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993



FOR LEASE

3145 E Maria Street, Rancho Dominguez, CA 90221

-  GL Loading (via ramp)
-  Dedicated DH Loading
-  Dedicated Parking
-  Shared Driveway



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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

TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993