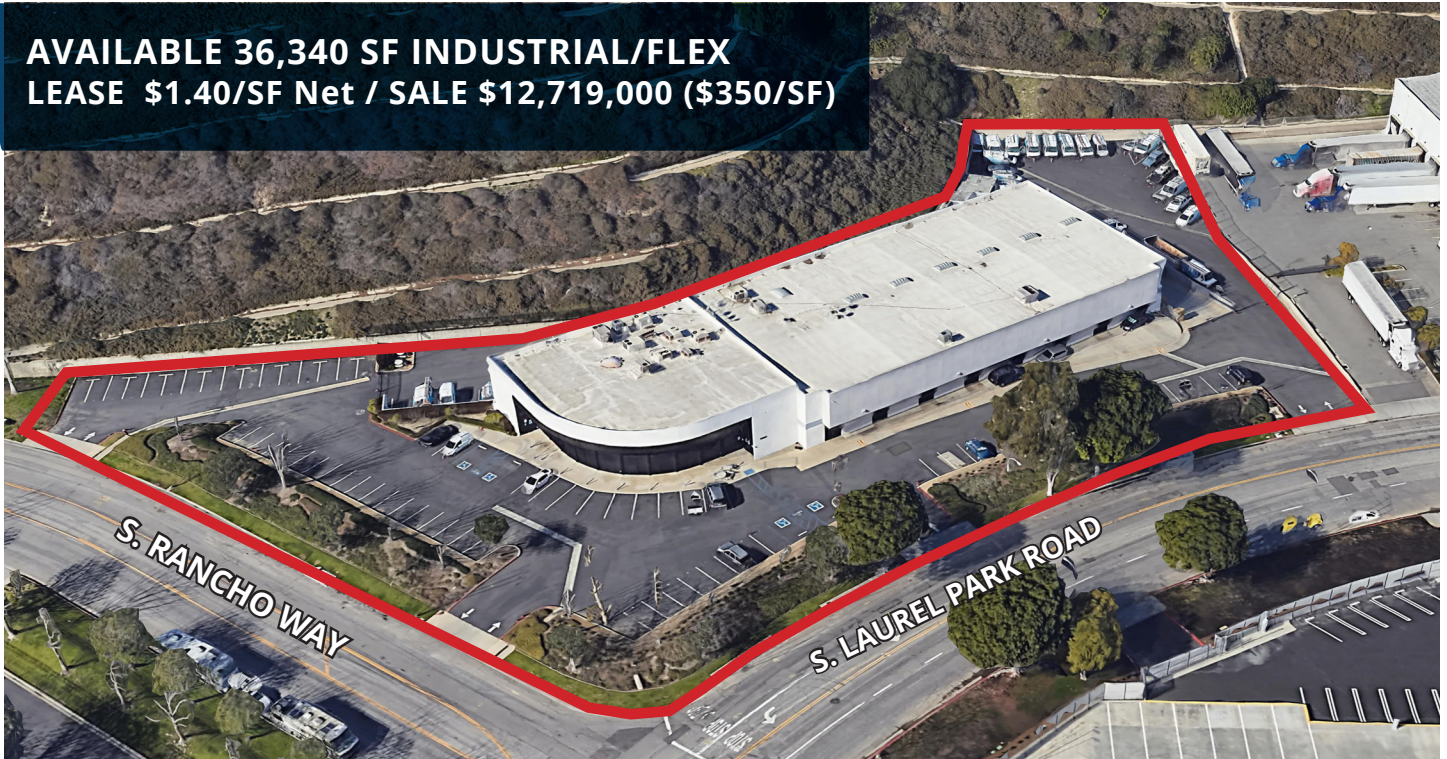




FOR SALE/LEASE

19335 Laurel Park Rd, Rancho Dominguez, CA 90220

**AVAILABLE 36,340 SF INDUSTRIAL/FLEX
LEASE \$1.40/SF Net / SALE \$12,719,000 (\$350/SF)**



FEATURES

Available Square Footage	36,340
Land Square Footage	101,495 (2.33 Acres)
Office Square Footage	19,515
Finished Office Mezzanine SF	9,985
Parking	110
Loading	5 Ground Level Loading 2 Dock-High Loading
Minimum Ceiling Clearance	24'
Power	2000 Amps, 120-240V, 3P, 4W
Sprinkler System	Yes
Year Built	1986
Construction	Concrete Tilt-Up
Zoning	M-2-IP

HIGHLIGHTS

- Highly Improved Light Manufacturing Warehouse Building
- Layout Suitable for Sales & Service Companies
- Dock High & Grade Level Loading, 110 Car Parking Spaces
- Estimated Operating Expenses: \$0.19/SF

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.

ACCESSIBILITY

MILES TO	
Los Angeles International Airport	16.7
Long Beach Airport	9.1
Los Angeles & Long Beach Ports (both)	10.8
Alameda Corridor	6.3
IMMEDIATE ACCESS TO	
110, 405, 91 Freeways	

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165 Savarona Way, Carson, California 90746
TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993



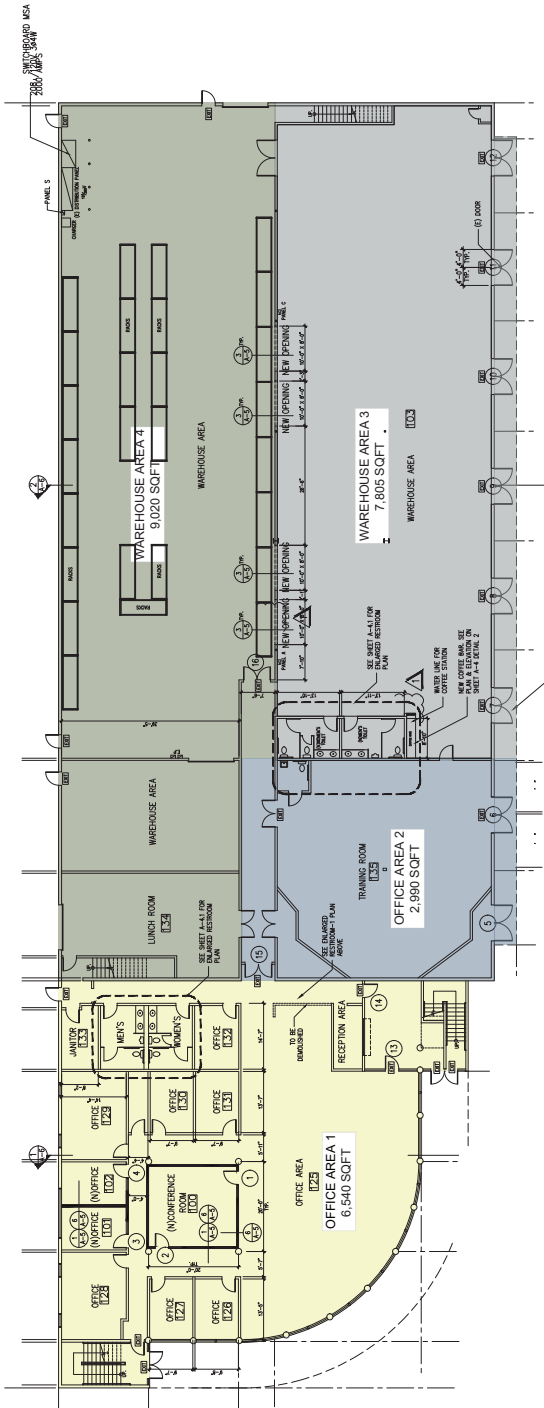
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Floor Plan

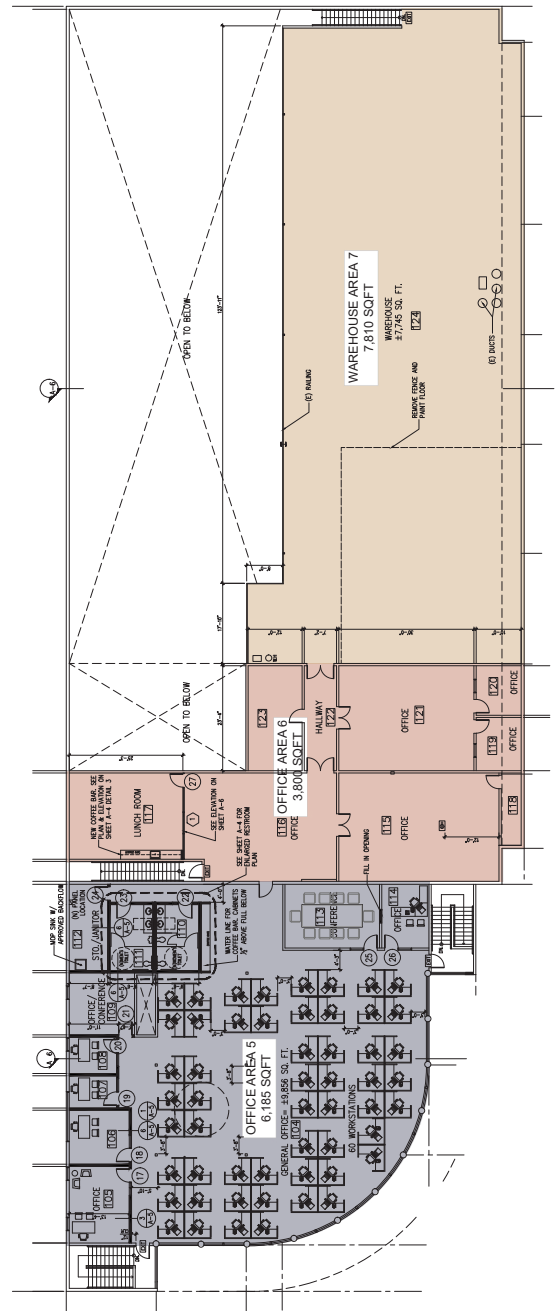
GROUND PLAN

SCALE: 1/16" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"



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