



**Address:** 17600 S Santa Fe Ave, Rancho Dominguez, CA 90221  
**Cross Streets:** S Santa Fe Ave/91 Fwy

ROOF IS ON!!  
 34 Dock High Positions  
 Container/Trailer Storage (63)  
 32' Clear - ESRF - Full Concrete Yard  
 3Q 2026 Completion  
 Freeway Frontage

**Lease Rate/Mo:** TBD  
**Lease Rate/SF:** TBD  
**Lease Type:** NNN  
**Available SF:** 140,693 SF  
**Minimum SF:** 140,693 SF  
**Prop Lot Size:** 8.69 Ac / 378,598 SF  
**Term:** 5-10 Years  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** Fenced / Paved  
**Zoning:** LCM1.5

**Sprinklered:** ESRF  
**Clear Height:** 32'  
**GL Doors/Dim:** 1 / Via Ramp  
**DH Doors/Dim:** 34  
**A:** 4000 **V:** 480 **O:** 3 **W:** 4  
**Construction Type:** Concrete  
**Const Status/Year Blt:** U/C  
**Whse HVAC:** No  
**Parking Spaces:** 158 / **Ratio:** 1.1:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution

**Office SF / #:** 9,803 SF / 6  
**Restrooms:** 4  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 4,576 SF  
**Include In Available:** Yes  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** 09/01/2026  
**Vacant:** N/A  
**To Show:** Call broker  
**Market/Submarket:** Carson/Compton  
**APN#:** 7306-002-034

**Listing Company:** The Klabin Company

**Agents:** [David Prior 310-329-9000](#), [Todd Taugner 310-329-9000](#), [Frank Schulz 310-329-9000](#), [Nicholas Buss 310-329-9000](#)

**Listing #:** 43448760

**Listing Date:** 09/26/2025

**FTCF:** CB300N000S000/A0AA

**Notes:** Lessee to verify all information contained herein.



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19700 S. VERMONT AVENUE, SUITE 100  
 TORRANCE, CA 90502  
 DRE 00824993

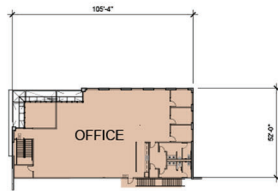
**310.329.9000**





SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE



MEZZANINE

- 63 TRAILER STORAGE POSITIONS
- 158 AUTO PARKING SPACES