

FOR

LEASE



RANCHO TECH CENTER NWC of Victoria Street & Wilmington Avenue

Lease Space to-be Available: 1,350 sq.ft.- attractive modern office space, bathroom, display window, lots of secure storage and parking.

Project Features:

- Freeway accessible major street corner, at 100% location, 1/4 mile south of the #91 freeway, accessible by seven freeways #91, #405, #110, #105, #710, #605, & #5. Centrally located between the Ports of Los Angeles and LAX
- Opposite seven million square foot Foreign Trade Zone - Dominguez Tech Center, world class corporate neighbors: Federal Express, Northrop-TRW, Magnadyne, Spectrum Lab, Samsung, Kawaii, U.S. Dept. of Def., NEC, Dresser Rand, Multiquip, Bowne, LA Times, Dermalogica, Mid-America Overseas, Cancervax, etc.
- Unique multi-tenant business park with staffing agencies, medical and food court on site

Traffic Count:

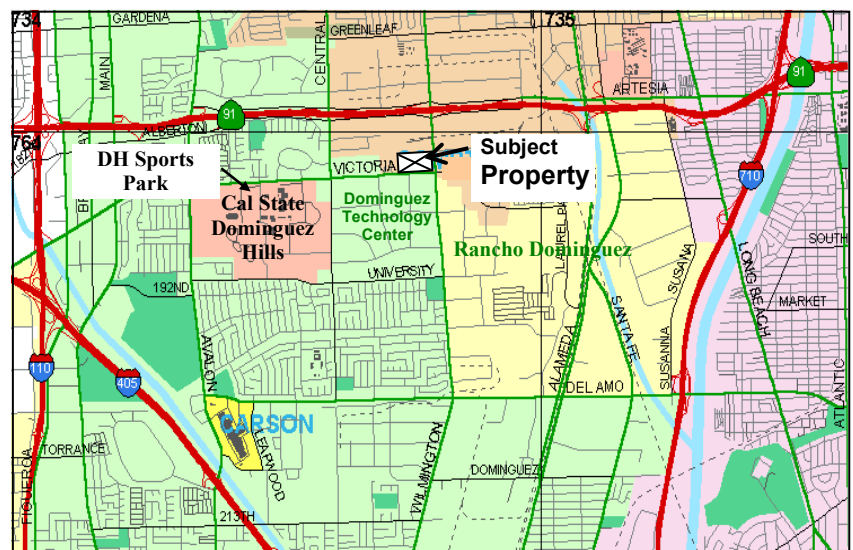
Victoria & Wilmington: est. 50,000 cars per day

Demographics:

	<u>3 Mile</u>	<u>5 Mile</u>
Daytime Population:	93,281	270,994
Average HH Income	\$76,887	\$75,588

Jeffrey Perlman
TURNKEY HOLDINGS
Office: 213/251-9405
Cell: 213/514-0775
IG- @ranchotechcenter

Michael LeBeau
TURNKEY HOLDINGS
Office: 213/251-9405
Fax: 213/251-9409
Cell: 310/908-5513
TURNKEY HOLDINGS
DRE #00983598
PLEASE CLICK BELOW TO VIEW
GOOGLE MAP
[855 W Victoria St](#)
RESTAURANT



RANCHO TECH CENTER

**Space is well suited for:
Staffing agency, insurance agent, real estate office**

The 1,350 sf (est) is available, secure storage, private bathroom and ample parking is available on site at no extra cost.

The Rancho Tech Center offers an opportunity to locate backroom office, data centers and other high occupancy uses within short commuting times to major employment centers and residential areas of Los Angeles and Orange Counties. Other uses on site include urgent care and occupational medicine, an international food court with eight food operators, two entertainment venues, six staffing agencies, a yoga gym, a church and internet fulfillment centers.

The Rancho Tech Center is located in the South Bay area of Los Angeles County at the northwest corner of West Victoria Street & S. Wilmington Ave. in Rancho Dominguez-Carson-Compton, Los Angeles County. This mixed-use business park is situated one quarter mile south of the Artesia Freeway (#91) at the Wilmington exit. The property offers 311 feet of frontage on Wilmington and 575 feet of frontage on Victoria, the two major five lane arteries in Rancho Dominguez.

The Rancho Dominguez area offers superior freeway accessibility via freeways: #91, #405, #110, #710, #105, #5 and #605 and minimal commuting times to LAX, Ports of Los Angeles and many areas.

RANCHO TECH CENTER
CORPORATE AND PUBLIC NEIGHBORS

ATE GROUP
ATHEANN
BENNET DISTRIBUTION SERVICES
BE ENGINEERING
BIOCELL
BOWNE
CAL STATE-- DOMINGUEZ HILLS
CAMFUL FARR
CANCERVAX
CAPLUGS
COLOSSEUM
CON WAY AIR EXPRESS
CONTACT OFFICE SOLUTIONS
COSMI
DERMALOGICA – INTERNATIONAL
DRESSER RAND
E.V. ROBERTS
EMERALD AIR EXPRESS
FEDERAL EXPRESS GROUND
FNS INC.
GALAXY SOCCER-HOME FIELD
GENERAL MILLS
HANKYU CARGO
HITACHI TRANSPORT SYSTEMS
HUFFY CORPORATION
HURCO
KAWAI
KINTETSU
KOMOR
LACLEDE INC. RESEARCH

STUB HUB/OLYMPIC STADIUM
LAUFEN
MAGNADYNE
MCJUNKIN CORP.
MID AMERICA OVER SEAS
MITSUI SOKO (USA) INC
MONOGRAM SYSTEMS
MULTIQUIP
NATIONAL FULFILLMENT INC.
NEC
NNR USA LOGISTICS
NORCO
NORTHROP GRUMANN-TRW
OWENS
PENTIUS AUTO PORTS
PITNEY BOWES
RALPH'S DISTRIBUTION CENTER
RYDER
SAMSUNG
SANTA MONICA SEA FOOD
SODEXHO
SPECTRUM
STORK
TRIDUS INTERNATIONAL
TURBO AIR
TWO CHEFS ON A ROLL
WEBER PRINTING
YAMOTO TRANSPORT (USA) INC.

RANCHO TECH CENTER

2499 S Wilmington, 855 & 901 W. Victoria St.

Rancho Dominguez, CA 90220

N.W.C. of Victoria and Wilmington

