

INDUSTRIAL FOR LEASE

2082 East Gladwick Street

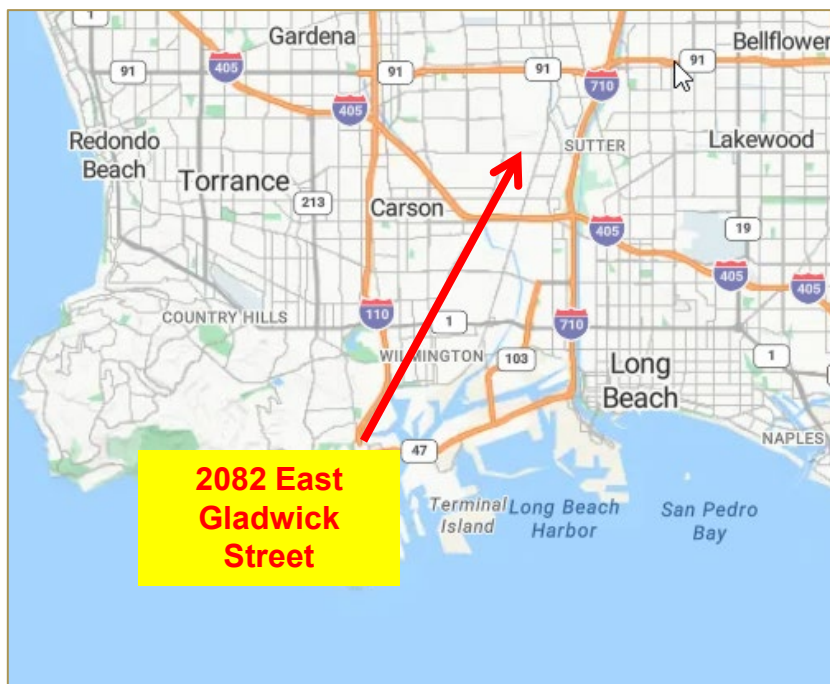
Rancho Dominguez (Unincorporated Los Angeles County), California 90220

INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION – CONSULTING



- * FREE STANDING BUILDING * FENCED/GATED * 1200 AMPS *
- * DOCK HIGH LOADING * UNINCORPORATED LA COUNTY *
- * PROXIMITY TO WORLD PORTS, LAX, 91/405/710 FREEWAYS *

- ❖ **Total Square Footage:** 15,194 SF
- ❖ **Lot Size:** 44,344 SF
- ❖ **Zoning:** LCM2
- ❖ **Roof Type:** Laminated/GLU Wood Beam
- ❖ **Year Built:** 2016
- ❖ **Dock High Positions :** 1 (via well)
- ❖ **Ground Level Doors:** 2 (12' x 12')
- ❖ **Office Area:** 1,350 Square Feet
- ❖ **Clear Height:** 17' (under beam)
- ❖ **Sprinklers:** Yes
- ❖ **Skylights:** Yes
- ❖ **Fenced Yard:** Yes/Asphalt
- ❖ **Parking:** 19 Spaces
- ❖ **Construction Type:** Concrete Tilt-Up
- ❖ **Power:** 1200 Amps. 277/480 Volts, 3 Phase, 4 Wire
- ❖ **APN#:** 7318-020-044
- ❖ **Monthly Rent:** \$1.25 PSF Net (\$18,992.00)
- ❖ **Monthly OPEX:** \$.20 PSF (\$3,000.00)



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