

Available SF 14,716 SF Industrial For Lease Building Size 36,252 SF



Property Name: Dominguez Technology Center
Address: 18711 S Broadwick St, Rancho Dominguez, CA 90220
Cross Streets: E University Dr/S Broadwick St

10,155 SF of Excess Land
 Approx. 9.53 Sewer Capacity Units Possible
 Prestigious Dominguez Technology Center Location
 Modern Concrete Tilt-Up With Corporate Curb Appeal
 22' Min. Clearance - 3 Ground Level Doors - 1200 Amps
 Excellent for a Service/Repair Center or Contractor

Lease Rate/Mo: \$22,074	Sprinklered: Yes	Office SF / #: 3,612 SF / 6
Lease Rate/SF: \$1.50	Clear Height: 22'	Restrooms: 2
Lease Type: Gross / Op. Ex: \$0.04	GL Doors/Dim: 3	Office HVAC: Heat & AC
Available SF: 14,716 SF	DH Doors/Dim: 0	Finished Ofc Mezz: 0 SF
Minimum SF: 14,716 SF	A: 1200 V: 277/480 O: 3 W: 4	Include In Available: No
Prop Lot Size: POL	Construction Type: TILT UP	Unfinished Mezz: 0 SF
Term: Acceptable to Owner	Const Status/Year Blt: Existing / 1992	Include In Available: No
Sale Price: NFS	Whse HVAC: Yes	Possession: 01/01/2025
Sale Price/SF: NFS	Parking Spaces: 49 / Ratio: 3.3:1/	Vacant: Yes
Taxes:	Rail Service: No	To Show: Call broker
Yard: Paved	Specific Use: Warehouse/Distribution	Market/Submarket: Carson/Compton
Zoning: M-2-IP		APN#: 7318-009-089

Listing Company: Daum Commercial
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Listing #: 41201619 **Listing Date:** 10/04/2024 **FTCF:** CB250Y100S000

Notes: CAM fee is \$0.04/SF. Lessee to verify power and all above data. Property is located in Unincorporated Los Angeles County.