

Daum Commercial

19191 South Vermont Avenue, Suite 850, Torrance, CA 90502 | 310-538-6700

Available SF 35,333 SF

Industrial For Lease

Building Size 35,333 SF



**Address:** 2945 E Maria St, Rancho Dominguez, CA 90221

**Cross Streets:** S Susana Rd/E Maria St

Functional Industrial Building  
Private, Fenced Yard  
1200 Amps  
72 Parking Spaces  
Unincorporated LA County

<b>Lease Rate/Mo:</b>	\$34,980	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	3,852 SF / 4
<b>Lease Rate/SF:</b>	\$0.99	<b>Clear Height:</b>	18'	<b>Restrooms:</b>	5
<b>Lease Type:</b>	Gross / Op. Ex: \$0.11	<b>GL Doors/Dim:</b>	1 / 12'x14'	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	35,333 SF	<b>DH Doors/Dim:</b>	6	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	35,333 SF	<b>A: 1200 V: 277/480 O: 3 W:</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	1.39 Ac / 60,620 SF	<b>Construction Type:</b>	TILT UP	<b>Unfinished Mezz:</b>	
<b>Term:</b>	5 years	<b>Const Status/Year Blt:</b>	Existing / 1970	<b>Include In Available:</b>	
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	09/01/2025
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 72</b>	<b>/ Ratio: 2.0:1/</b>	<b>Vacant:</b>	Yes
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Fenced/Paved	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	Carson/Compton
<b>Zoning:</b>	M-1.5-IP			<b>APN#:</b>	7306003038
<b>Listing Company:</b>	Daum Commercial				
<b>Agents:</b>	<a href="mailto:chuck.brill@daumcommercial.com">Chuck Brill 310-538-6710</a>				
<b>Listing #:</b>	42073387	<b>Listing Date:</b>	03/07/2025	<b>FTCF:</b>	CB250Y150S000
<b>Notes:</b>	Call brokers for commission information: \$0.99/SF/mo. Gross for months 1-6, \$1.55/SF/mo. thereafter, with 3% annual C.O.L.A.'s. OpEx: \$0.1132/SF - includes a systems replacement fee. Sprinkler calc: .33/3000. DH Dim: (2)18x10; (1)18x14; (1)10x14. Power: 600 amps 277/480 & 600 amps 120/208. Lessee to independently verify all information contained herein.				

AVAILABLE FOR LEASE  
**35,333 SF**

# 2945 E. MARIA ST. RANCHO DOMINGUEZ

UNINCORPORATED LOS ANGELES COUNTY | CA



**FOR MORE INFORMATION, CONTACT:**

**CHUCK BRILL**  
Executive Vice President | Principal  
P: 310.538.6710 | M: 310.710.3127  
chuck.brill@daumcommercial.com  
CA DRE License # 00974881

**NOAH TSAI**  
Associate  
P: 310.538.6715 | M: 626.616.0330  
ntsai@daumcommercial.com  
CA DRE License # 02193361

**SUZANNE SULLIVAN**  
Associate  
P: 310.538.6719 | M: 310.721.5832  
ssullivan@daumcommercial.com  
CA DRE License # 02230120



Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All maps courtesy of Google Maps, Bing, and Google Earth. D/AQ Corp. # 01129558



# 2945 E. MARIA ST. RANCHO DOMINGUEZ

UNINCORPORATED LOS ANGELES COUNTY | CA

## PROPERTY HIGHLIGHTS

- 35,333 SF of Newly Refurbished Warehouse & Offices
- 1.56 AC Lot Size
- 2 Services:
  - 600 Amp, 120/208 V, 3 ø
  - 600 Amp, 480 V, 3 ø
- 72 Parking Spaces
- 18' Clear Height
- Six (6) Dock High Doors
- One (1) Ground Level Door
- Fenced Lot
- \$0.99/SF/mo. Gross for months 1-6,  
\$1.55/SF/mo. thereafter, with annual C.O.L.A.'s
- OpEx: \$0.1132/SF

FOR MORE INFORMATION, CONTACT:

### CHUCK BRILL

Executive Vice President | Principal  
P: 310.538.6710 | M: 310.710.3127  
chuck.brill@daumcommercial.com  
CA DRE License # 00974881

### SUZANNE SULLIVAN

Associate  
P: 310.538.6719 | M: 310.721.5832  
ssullivan@daumcommercial.com  
CA DRE License # 02230120

### NOAH TSAI

Associate  
P: 310.538.6715 | M: 626.616.0330  
ntsai@daumcommercial.com  
CA DRE License # 02193361

AVAILABLE FOR LEASE | 35,333 SF



Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All maps courtesy of Google Maps, Bing, and Google Earth. D/AQ Corp. # 01129558

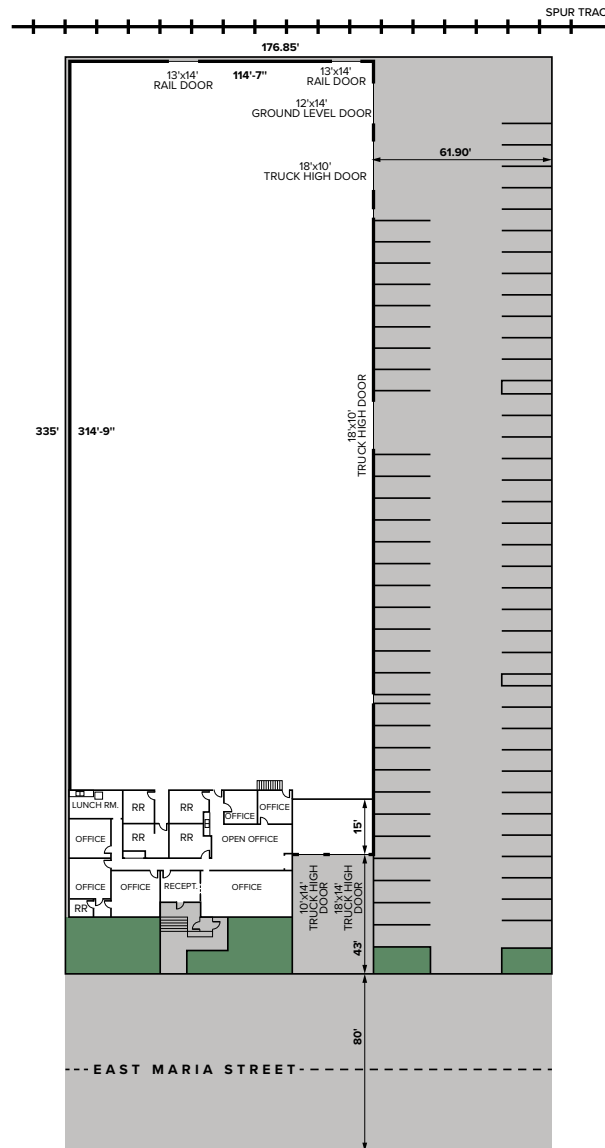
**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# 2945 E. MARIA ST.

## RANCHO DOMINGUEZ

UNINCORPORATED LOS ANGELES COUNTY|CA

AVAILABLE FOR LEASE | 35,333 SF

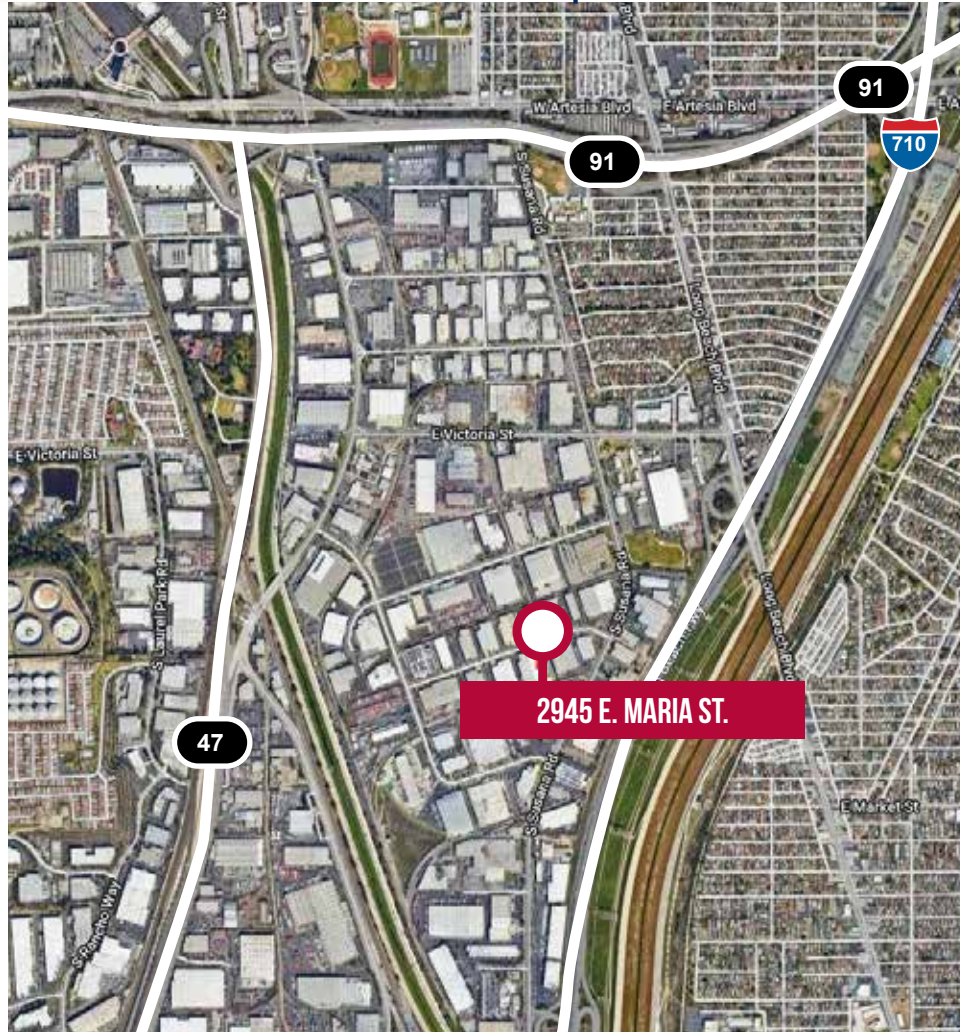


Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All maps courtesy of Google Maps, Bing, and Google Earth. D/AQ Corp. # 01129558

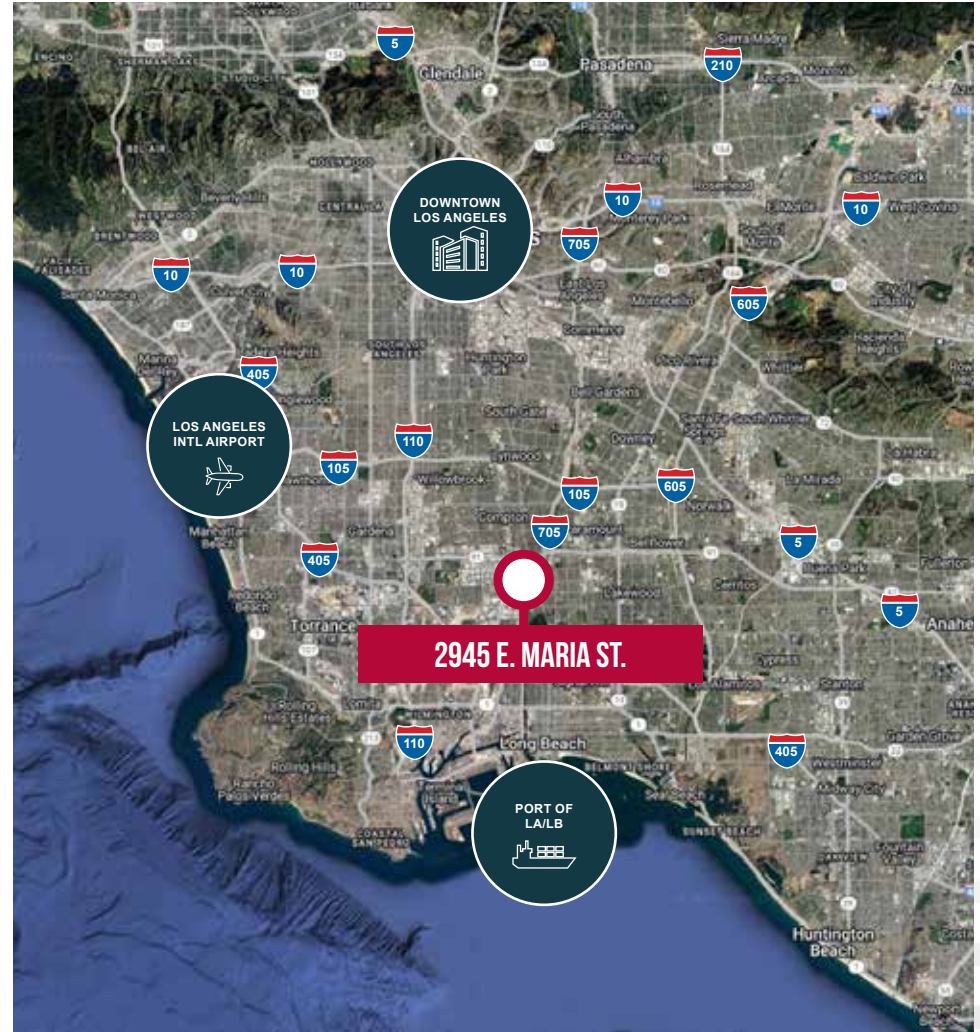


# 2945 E. MARIA ST. RANCHO DOMINGUEZ

UNINCORPORATED LOS ANGELES COUNTY|CA



AVAILABLE FOR LEASE | 35,333 SF



Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All maps courtesy of Google Maps, Bing, and Google Earth. D/AQ Corp. # 01129558



AVAILABLE FOR LEASE  
**2945 E. MARIA ST.**  
**RANCHO DOMINGUEZ**  
UNINCORPORATED LOS ANGELES COUNTY|CA

FOR MORE INFORMATION, CONTACT:

**CHUCK BRILL**  
Executive Vice President | Principal  
P: 310.538.6710 | M: 310.710.3127  
chuck.brill@daumcommercial.com  
CA DRE License # 00974881

**SUZANNE SULLIVAN**  
Associate  
P: 310.538.6719 | M: 310.721.5832  
ssullivan@daumcommercial.com  
CA DRE License # 02230120

**NOAH TSAI**  
Associate  
P: 310.538.6715 | M: 626.616.0330  
ntsai@daumcommercial.com  
CA DRE License # 02193361

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All maps courtesy of Google Maps, Bing, and Google Earth. D/AQ Corp. # 01129558

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

