

AVAILABLE FOR LEASE AND SALE  
**47,444 SF**

# 3064 E. MARIA ST. RANCHO DOMINGUEZ

UNINCORPORATED LOS ANGELES COUNTY | CA



FOR MORE  
INFORMATION,  
CONTACT:

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## PROPERTY HIGHLIGHTS

- 47,444 SF Available
- 4,300 SF Office
- 4,300 SF Bonus Mezzanine Storage
- 2-3000 Amp Panels and Heavily Distributed Power
- M1 ½ & M2 Zoning
- Fenced Yard
- Industrial Natural Gas Line
- 4 Million BTU Natural Gas Service
- Benefits of Unincorporated LA County
- Excellent Access to the 405, 91, 110, and 710 Freeways
- 18'-20' Clear Height
- 1 GL Door
- 2 DH Doors (10'x12')
- 40 Parking Spaces
- \$1.00/SF Gross for months 1-12, then \$1.35 PSF thereafter
- \$13,000,000.00 (\$274/SF)
- FDA Approved Food Manufacturing Facility
- 3,245 SF (160 pallet spaces) of cooler space rated at 36 degrees
- 4,510 SF (240 pallet spaces) of freezer space rated at 0 degrees

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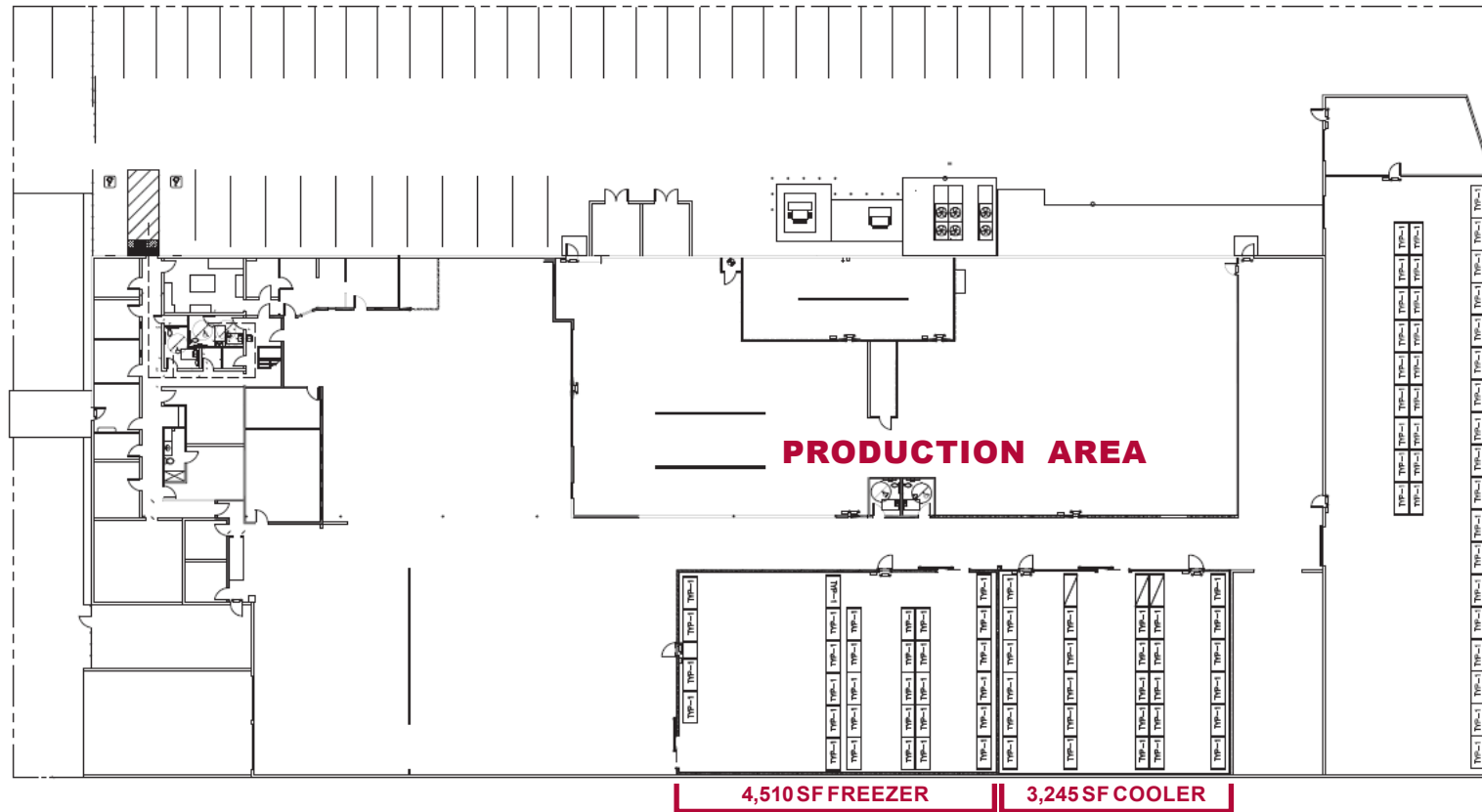


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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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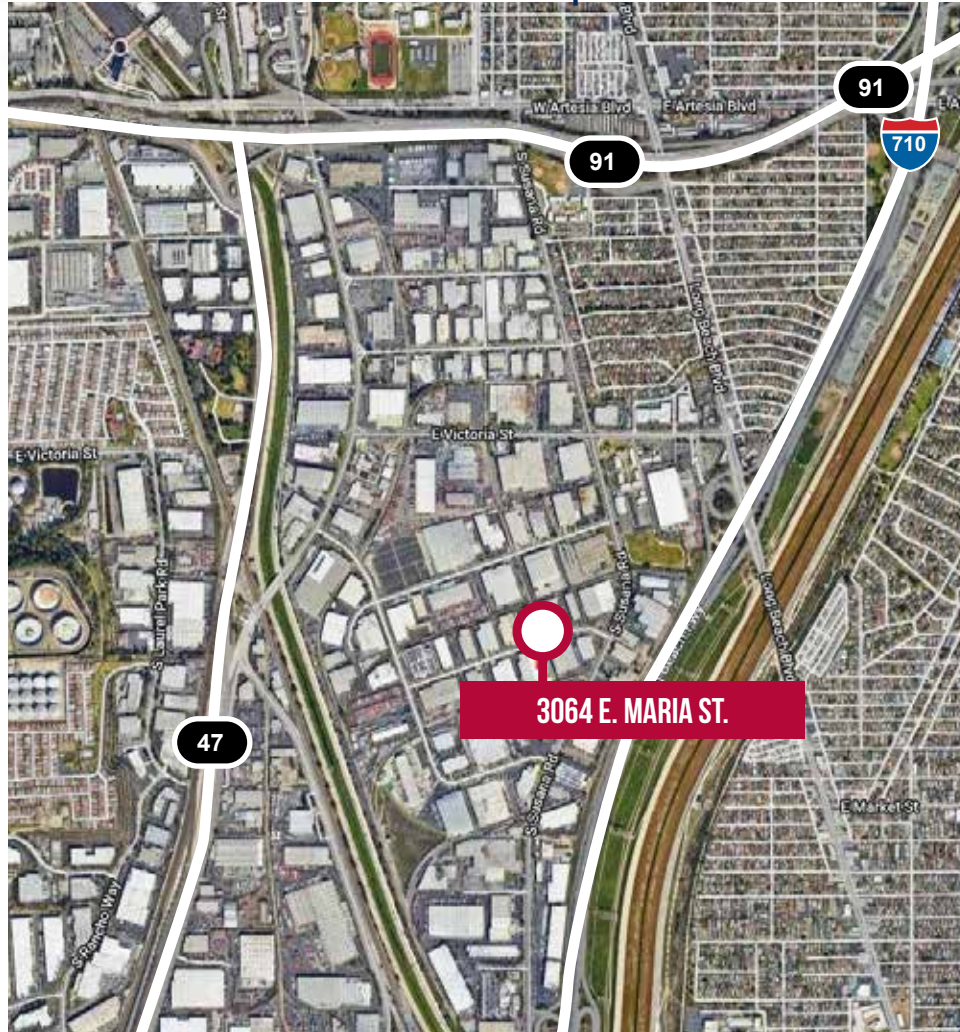


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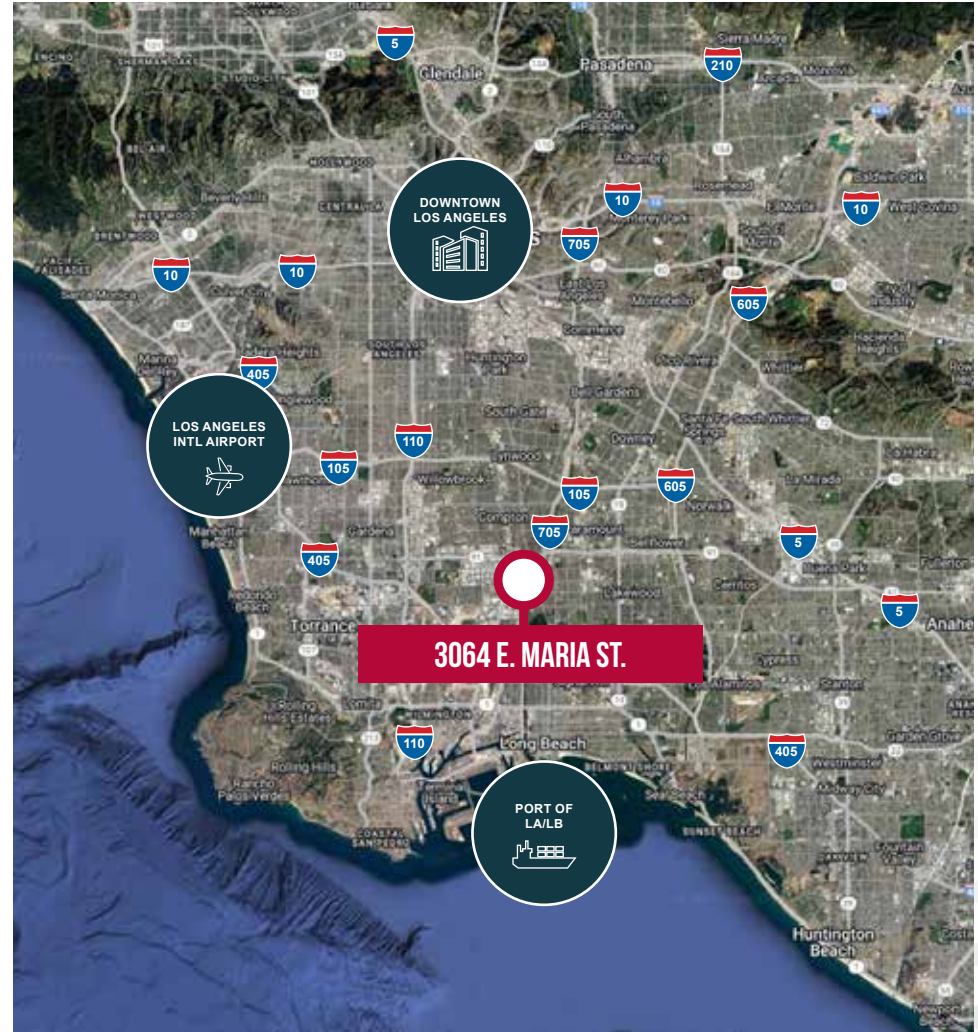


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