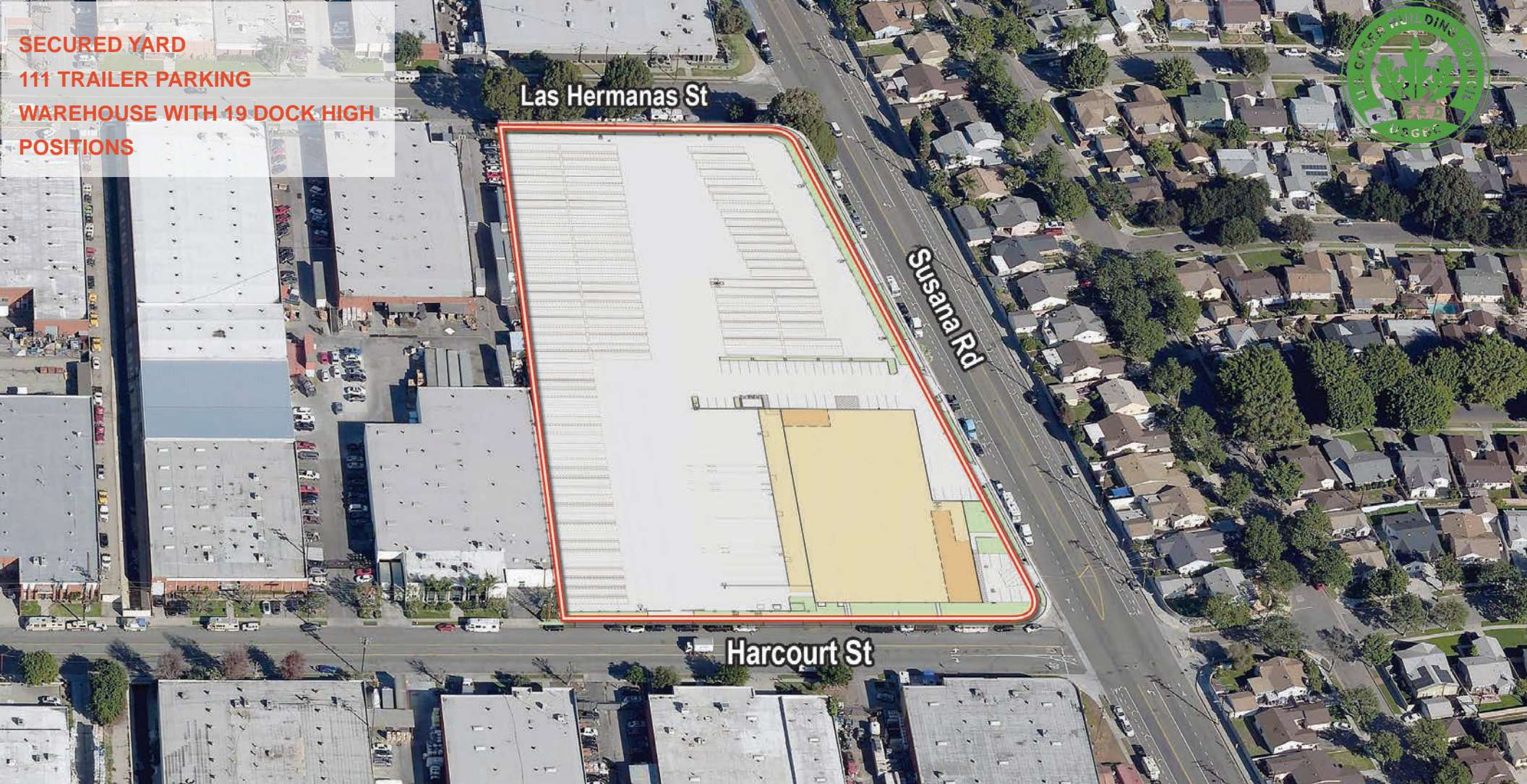




SECURED YARD
111 TRAILER PARKING
WAREHOUSE WITH 19 DOCK HIGH
POSITIONS

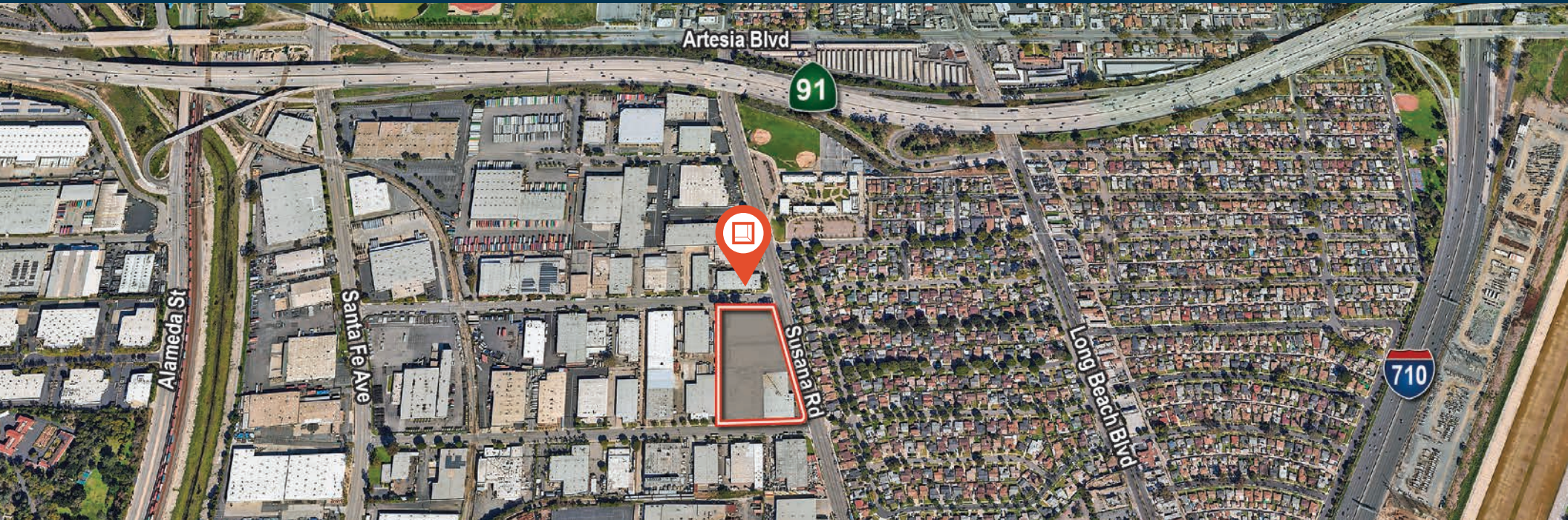


NEW TRUCK YARD IN PREMIER LOCATION

18031 S. SUSANA ROAD | RANCHO DOMINGUEZ, CA 90211

±34,000 SF DOCK HIGH BUILDING ON ±238,317 SF (±5.47 ACRES) OF LAND



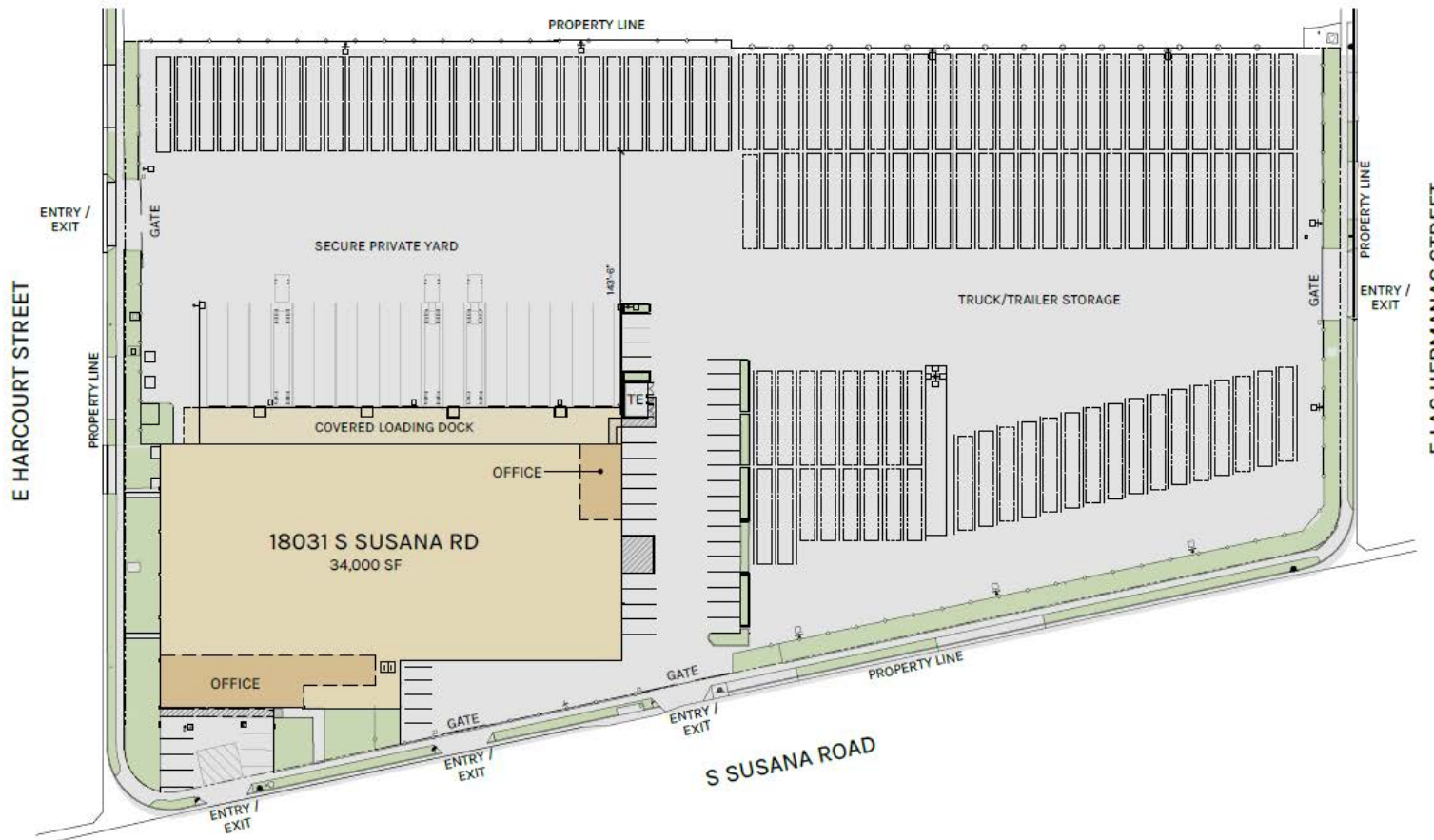


Property Highlights

- New South Bay / Port Truck Yard
- Majority Site Paving in Concrete
- Secured Yard with Lighting
- High Quality Warehouse with 19 Dock High Positions
- 111 Trailer Parking
- Great 91 Freeway Access
- Unincorporated LA County
- M-2-IP Zone
- 238,317 SF Land
- 34,000 SF Building
- 29,262 SF Warehouse
- 3,870 SF Office
- 19' Clearance
- 19 Dock High Positions / 4 Pit Levelers / 1 GL Position
- 1,200 Amps 277/480V (3,000 Capacity)
- Renovated in 2025



- Thermostats & Timers on Warehouse
- Led Lighting Throughout with Occupancy & Motion Sensors
- Water Bottle Filling Station
- TPO Roofing w/High Solar Reflectivity Value
- Majority Site Paving in Concrete
- Native Drought Tolerant Landscape all on Drip System
- 100% of Existing Building Materials to be Recycled and used in New Construction



TRAILER PARKING: 111
TOTAL PARKING: 44



SCALE: 1" = 60'-0"

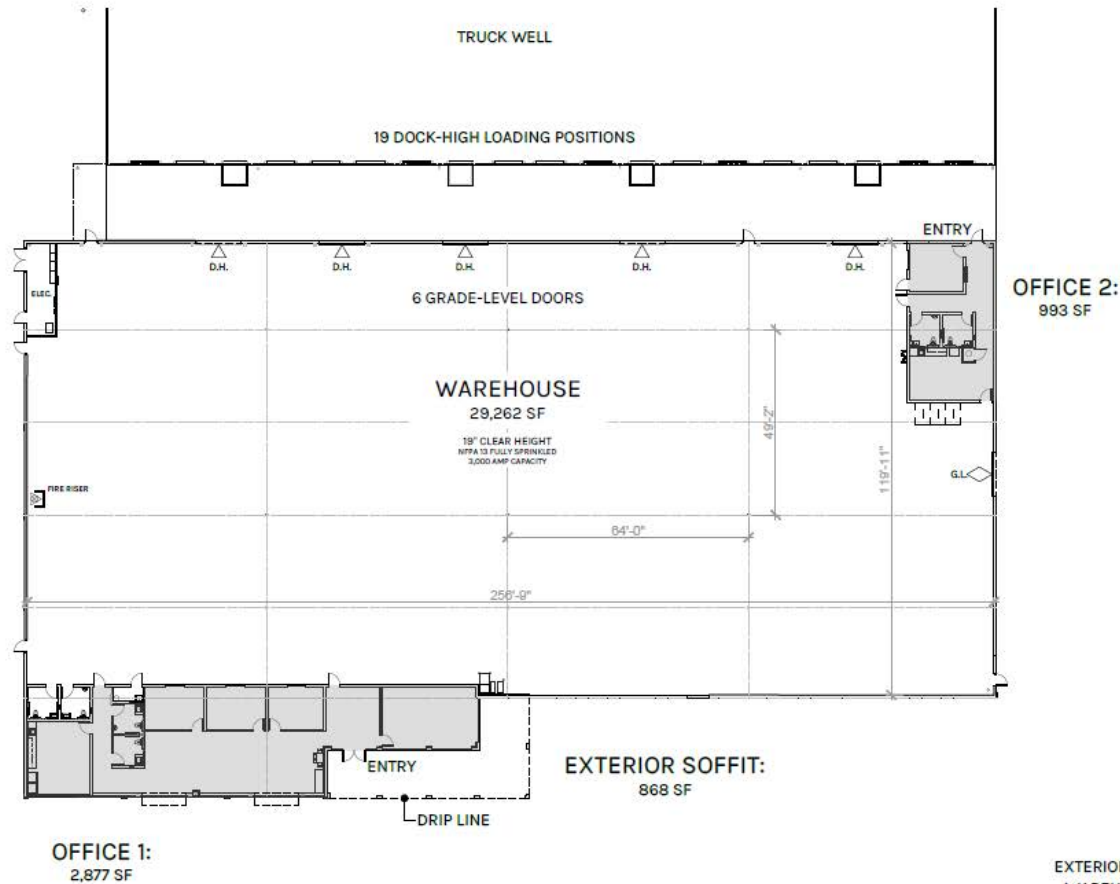
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



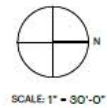
LAND
238,317 SF

BUILDING
34,000 SF

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EXTERIOR SOFFIT: 868 SF
WAREHOUSE: 29,262 SF
OFFICE 1: 2,877 SF
OFFICE 2: 993 SF
TOTAL: 34,000 SF



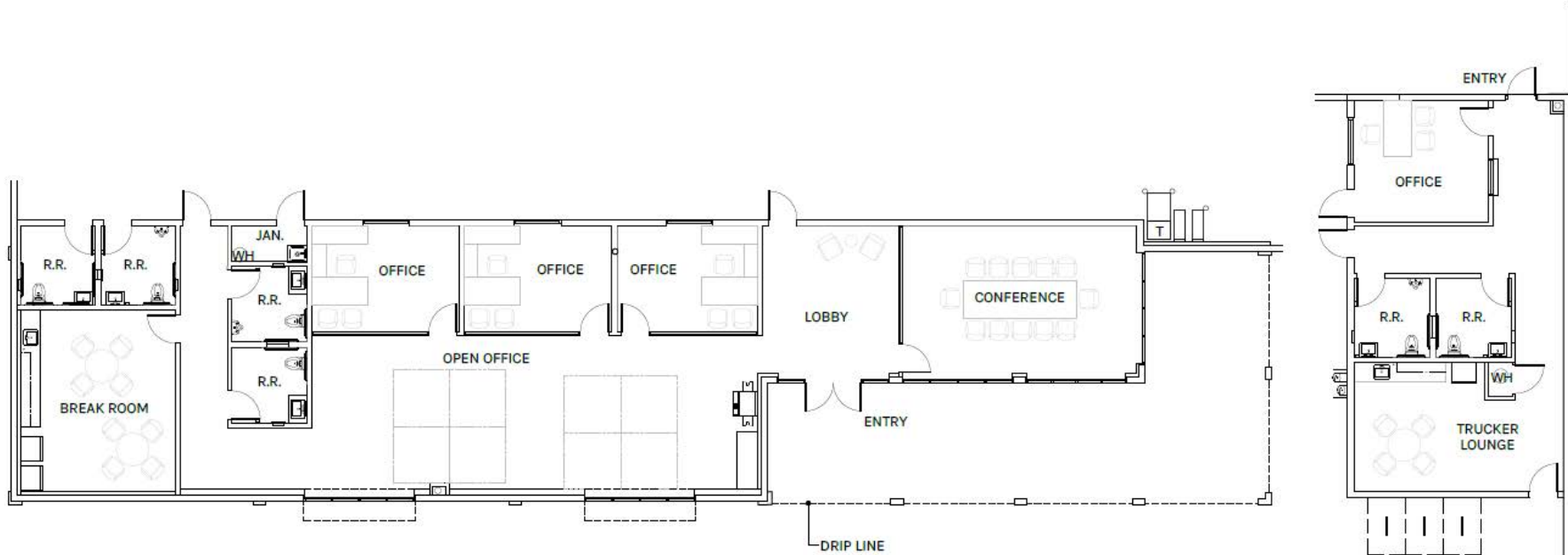
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WAREHOUSE
29,262 SF

OFFICE
3,870 SF

TOTAL
34,000 SF

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01 OFFICE 1
SCALE: 3/32" = 1'-0"

02 OFFICE 2
SCALE: 3/32" = 1'-0"



OFFICE 1: 2,877 SF
OFFICE 2: 993 SF
OFFICE TOTAL: 3,870 SF



PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

OFFICE 1
2,887 SF

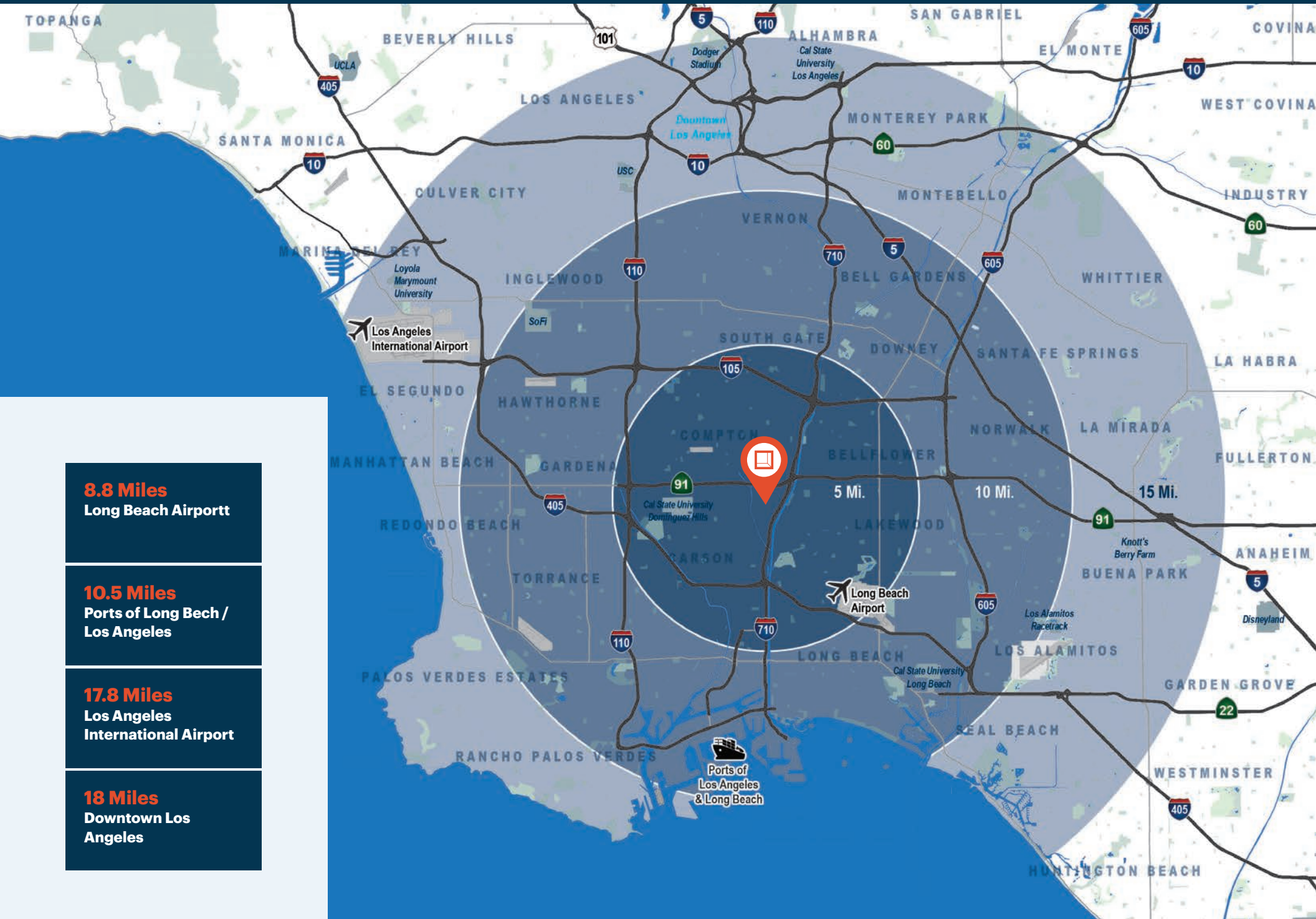
OFFICE 2
993 SF

TOTAL
3,870 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

Location

18031 S. SUSANA ROAD



8.8 Miles
Long Beach Airport

10.5 Miles
Ports of Long Beach /
Los Angeles

17.8 Miles
Los Angeles
International Airport

18 Miles
Downtown Los
Angeles



**Rexford
Industrial**

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