

Available SF: 479,310

Total Building SF: 479,310



Address: 1701 N Central Ave, Bldg 2, Compton, CA 90059-3619
Cross Streets: E Rosecrans Ave / S Central Ave
Park Name: The Brickyard

The Brickyard Distribution Center-New State of the Art Supply Chain Solution
36' Clear for on Demand Expansion-Excess Auto & Trailer Parking
111 Dock High Doors-Cross Dock Configuration
Huge 185' Full Concrete Yards-ESFR Sprinklers-LEED Certified
Close Proximity to LAX & World Ports of LA & LB

Lease Rate/Mo: TBD
Lease Rate/SF: TBD
Lease Type: NNN
Terms: 10 Years
Price/SF: --
Sale Price: --
Taxes: --
Available SF: 479,310
Minimum SF: 479,310
Prop Lot Size: 1,168,018 SF / 26.81 AC
Yard: Fncd/Pvd
Zoning: MH

Construction Type: Tilt-up
Const Status/Year Blt: U/C / --
Sprinklered: ESFR
Ground Lvl Drs/Dim: 3 / 12x14
Dock High/Dim: 111 / 9x10
Clear Height: 36
Heat/Cool: None
Roof Type: Other
A: 3000 **V:** 480 **Ø:** 3 **W:** 4
Parking Spaces: 307 / **Bldg Ratio:** 0.6:1
Rail Service: No
Specific Use: WHSE- Distribution

Office SF / #: 15,130 / --
Restrooms: 6
Office Air: TBD **Office Heat:** TBD
Finished Ofc Mezz: 7,380 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 12/01/16
To Show: Call Agent
Region: LA South/Gardena/North Compton
Thomas Guide: --
APN#: 6134021013

Listing Company: CBRE - El Segundo (310) 363-4900

Agents: John Schumacher (310) 363-4960, Bret Quinlan (310) 363-4962, David Stromath (310) 363-4940, Dean Haney (310) 363-4941
Property/Listing/Ste #: 2121988/1203021/1959077 **Listing Date:** 05/04/2015 **FTCF:** CB300N150S000

Notes: Call broker to verify all specs and timing of delivery. Features: 100% Concrete & Fenced Truck Courts, additional land options for auto/trailer parking. Column spacing 56'x60' - 3% skylights. www.thebrickyardsouthbay.com. Estimated OpEX: \$0.220 PSF

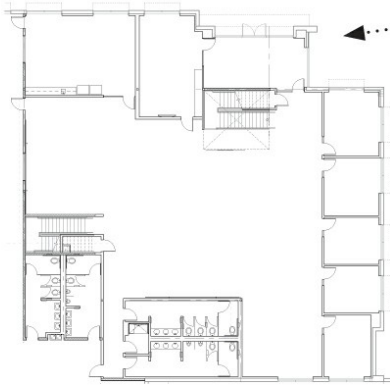


FOR LEASE
±479,310 SF

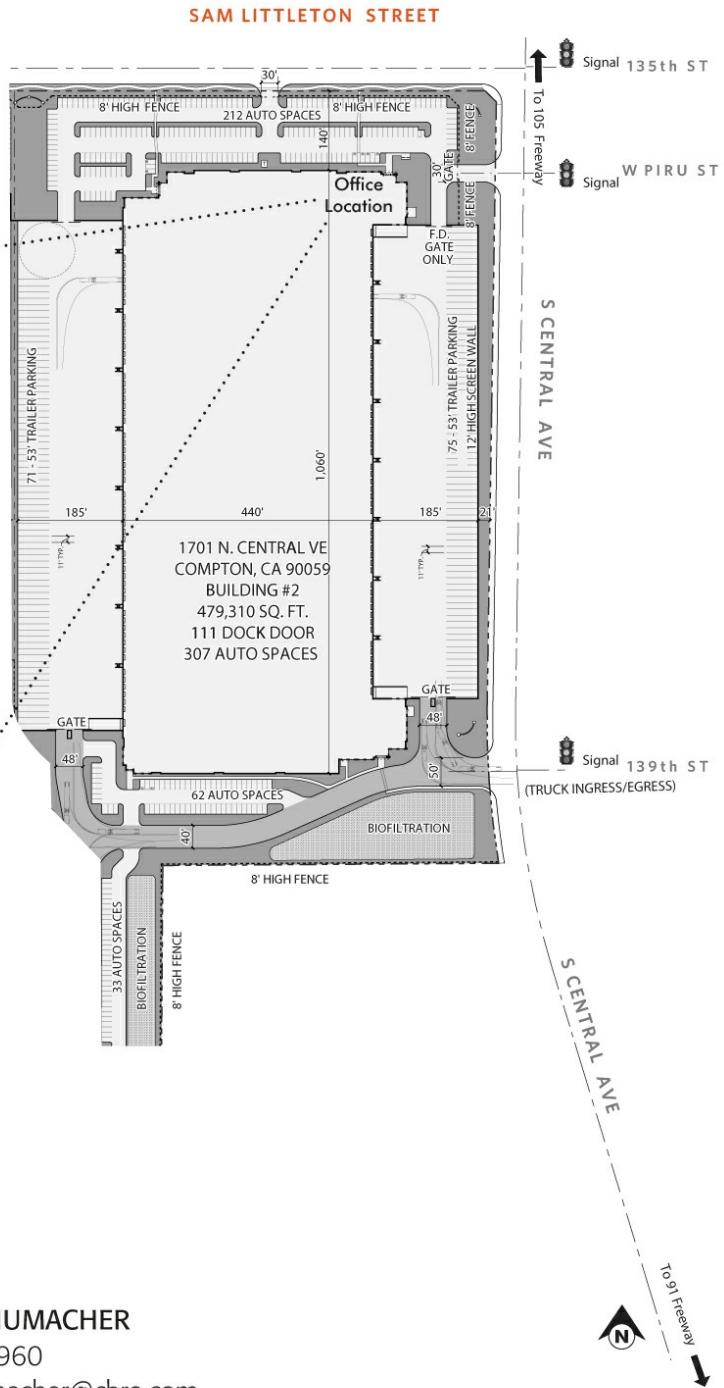
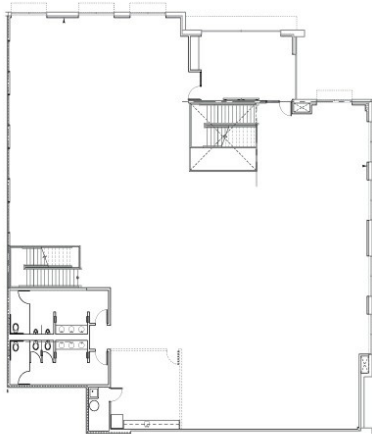
THE BRICKYARD
NWC CENTRAL AVE & ROSECRANS AVE
1701 N. CENTRAL AVENUE, COMPTON CA 90059

Office Space:

Ground Floor
7,750 SF:



Second Floor
7,380 SF:



For more information, please contact:

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