

3380

UNIT 3

RANDLOPH STREET

HUNTINGTON PARK • CA 90255

FOR LEASE

±9,400 SF INDUSTRIAL UNIT

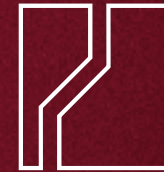




3380 S Randolph St, Unit 3, Huntington Park, CA 90255 Industrial unit with 9,400 SF of heavy manufacturing space in a 29,227 SF building, featuring 13' ceilings, heavy power, sprinklered warehouse, and yard space. Zoned M2Y, the property offers flexibility to combine units and is conveniently located near public transit routes. Ideal for manufacturing or industrial operations in the LA Central market.



**Heavy Manufacturing
Space with Heavy Power**



**Can Be Combined
with Multiple Units**



**Great Public
Transit Routes**

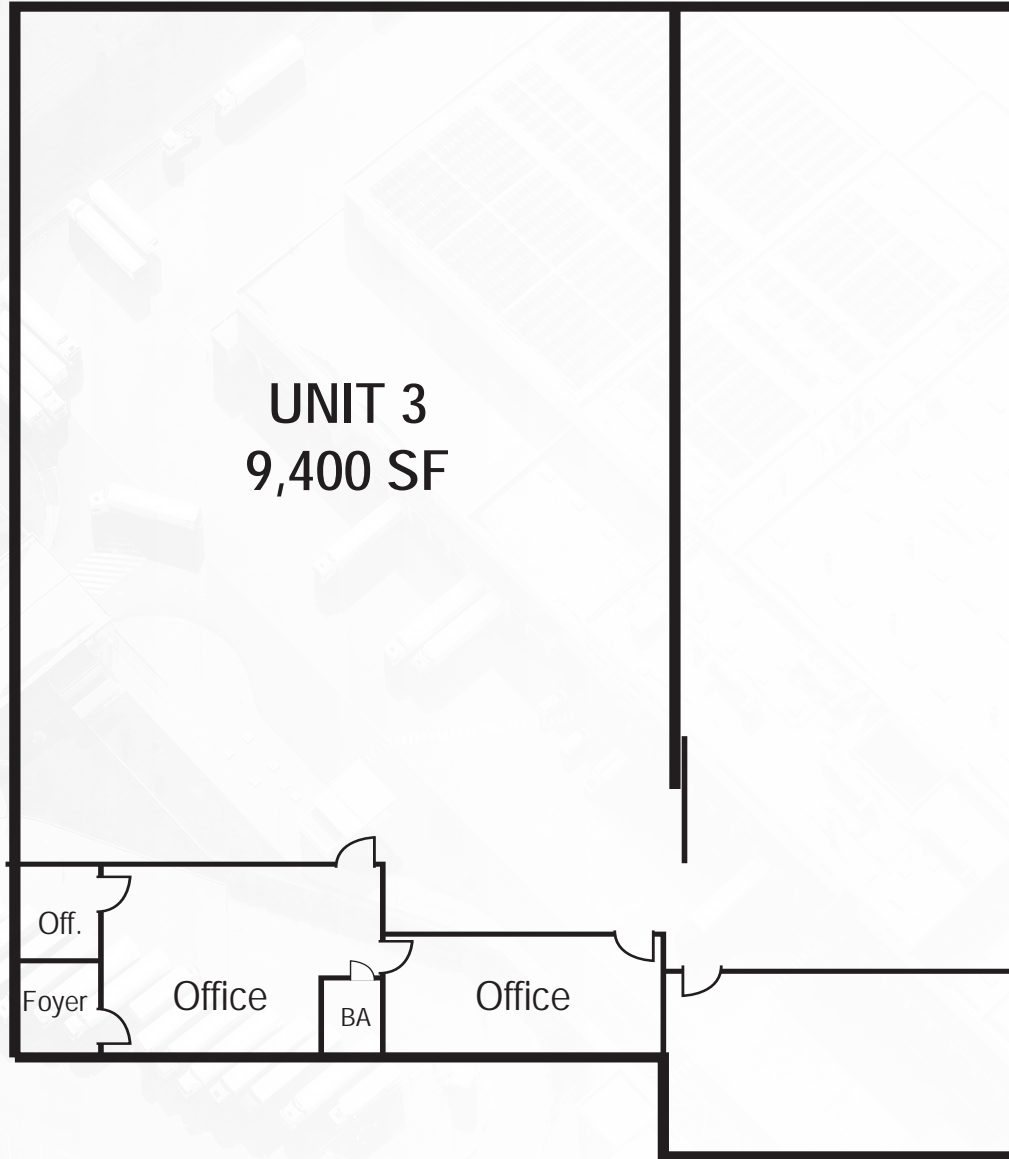


Yard Space

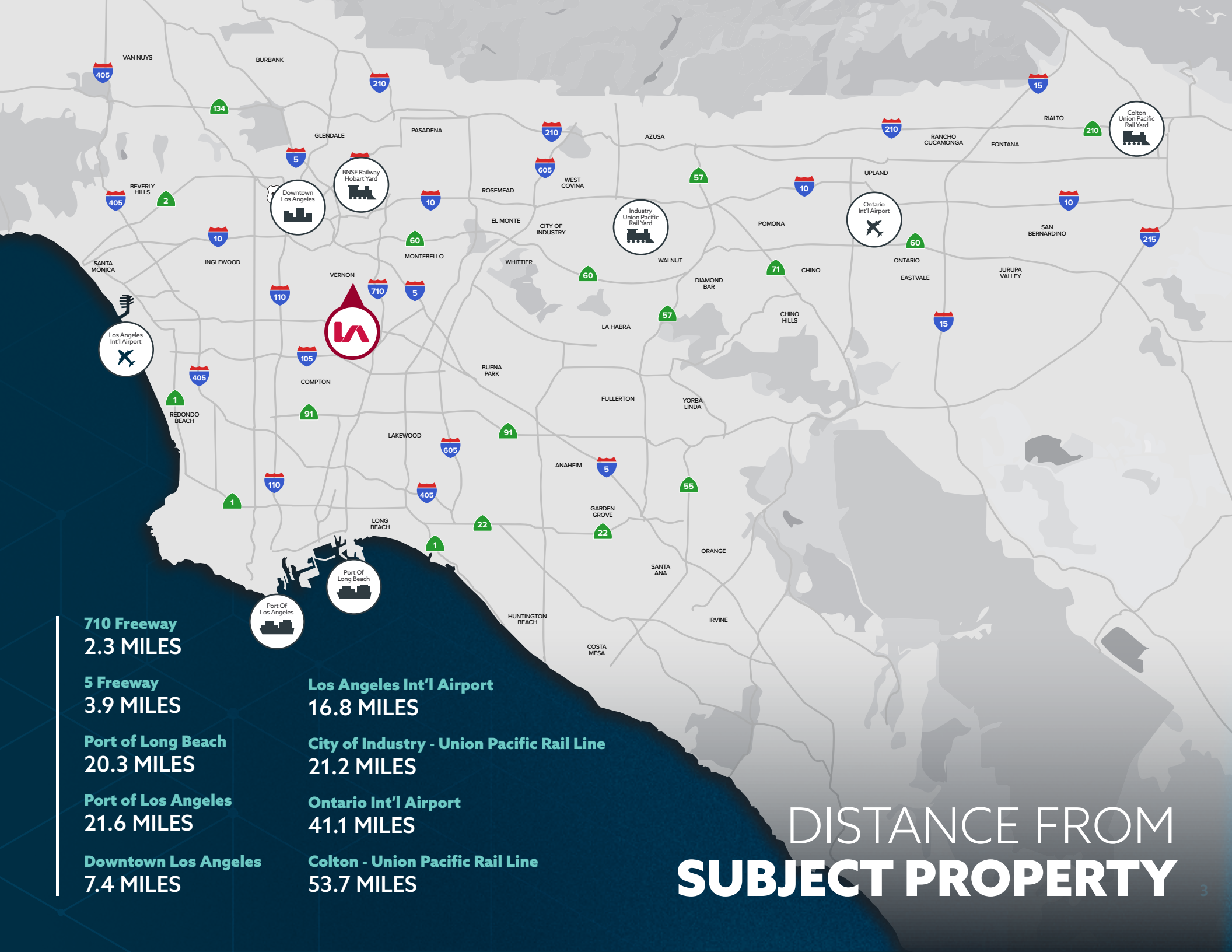
Available SF	±9,400
Clear Height	13'
Sprinklered	Yes
Prop Lot Size	POL
Term	Acceptable To Owner
Yard	Yes
Possession Date	Now
Const Status/Year Blt	Existing / 1945
For Sale	NFS
Rail Service	No
GL Doors	1
DH Doors	0
Construction Type	Concrete
Specific Use	Manufacturing
Warehouse AC	No
Zoning	M2Y
Market/Submarket	LA Central
APN	6319-021-001
Power	V: 480 W: 3

PROPERTY INFORMATION

UNIT 3
9,400 SF



NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify



710 Freeway
2.3 MILES

5 Freeway
3.9 MILES

Port of Long Beach
20.3 MILES

Port of Los Angeles
21.6 MILES

Downtown Los Angeles
7.4 MILES

Los Angeles Int'l Airport
16.8 MILES

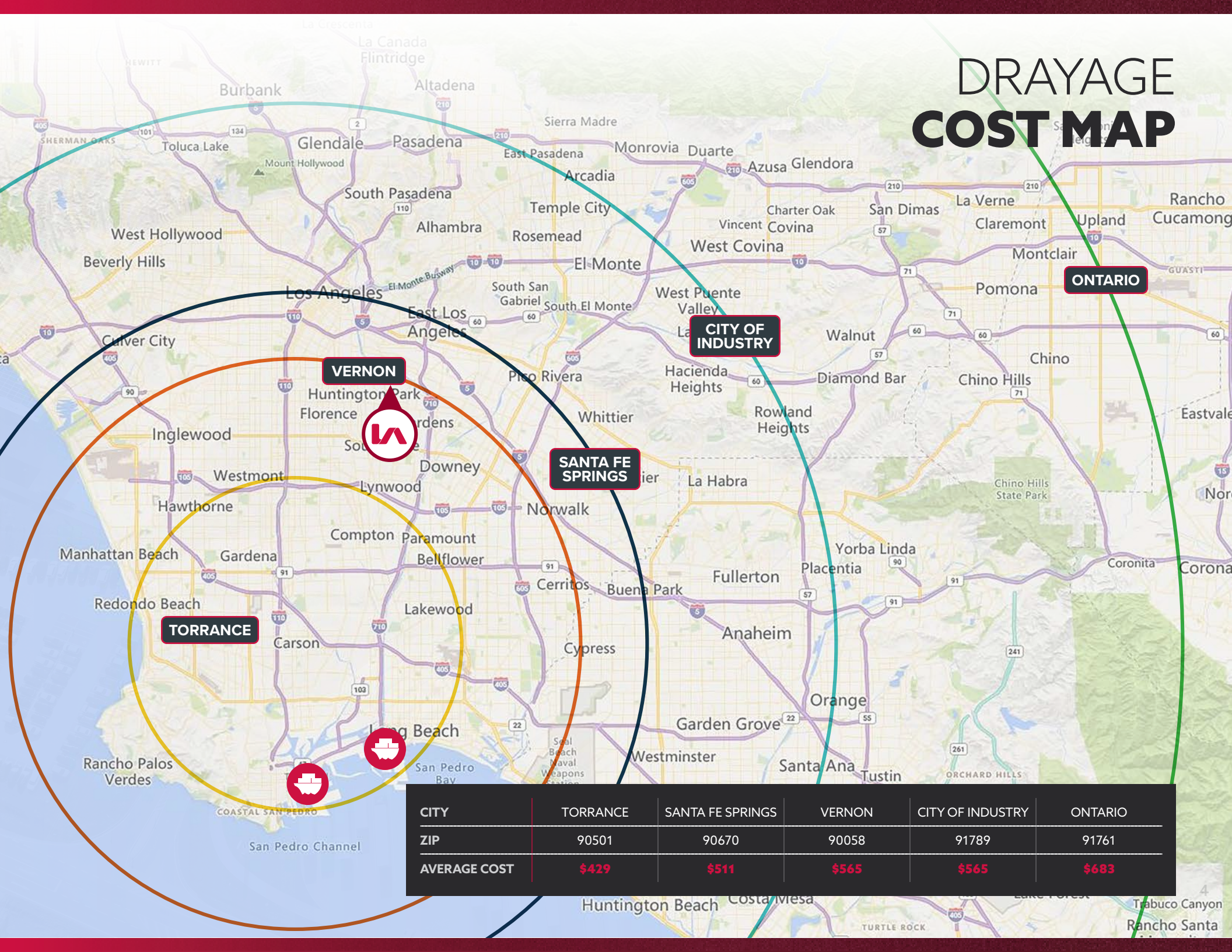
City of Industry - Union Pacific Rail Line
21.2 MILES

Ontario Int'l Airport
41.1 MILES

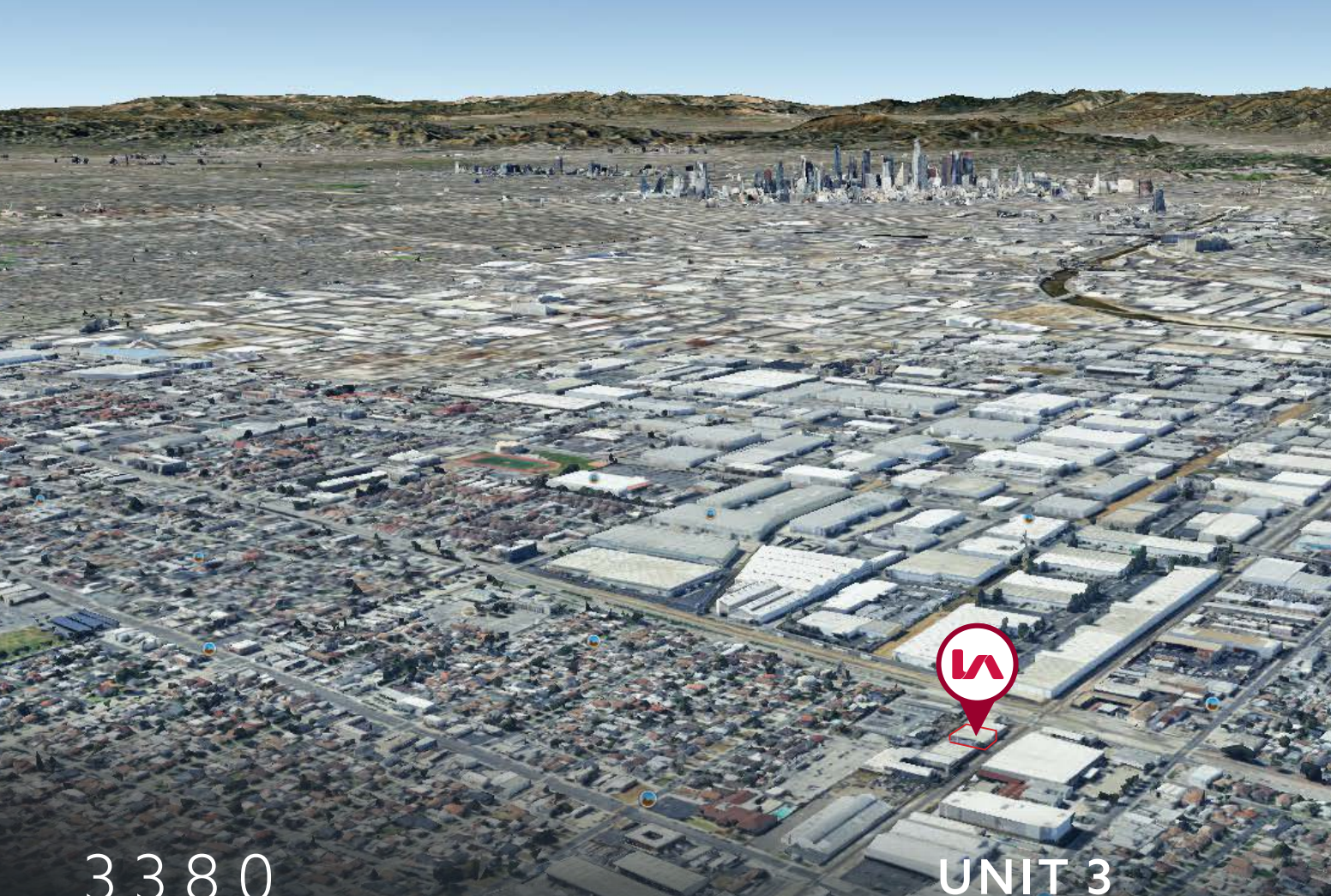
Colton - Union Pacific Rail Line
53.7 MILES

DISTANCE FROM
SUBJECT PROPERTY

DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$429	\$511	\$565	\$565	\$683



For More Information,
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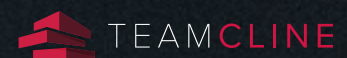
RANDLOPH STREET

HUNTINGTON PARK • CA 90255

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LEE-ASSOCIATES.COM/DOWNTOWNLA

TEAM-CLINE.COM

Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.