

507-531 E EUCLID AVENUE

COMPTON • CA 90222



FOR LEASE
±71,929 SF INDUSTRIAL BUILDING
ON ±108,032 SF OF LAND

DAVID BALES

Senior Vice President
dbales@lee-associates.com
310.943.7560
LIC NO 01388502

REMY MOSES

Senior Vice President
rmoses@lee-associates.com
310.943.7580
LIC NO 01938772

EVAN JURGENSEN

Senior Vice President
ejurgensen@lee-associates.com
323.922.3733
LIC NO 01967347
TEAM-CLINE.COM

DOUG CLINE

Senior Vice President
dccline@lee-associates.com
213.324.2957
LIC NO 01142005
TEAM-CLINE.COM

JACK R. CLINE, JR.

President
jcline@lee-associates.com
213.590.3512
LIC NO 00854279
TEAM-CLINE.COM

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Lee & Associates | Downtown Los Angeles

CORP ID 02174865

Lee & Associates | Commerce

CORP ID 01125429

1201 N Main St

Los Angeles, CA 90012

5675 Telegraph Rd Ste. 300

Commerce, CA 90040

LEE-ASSOCIATES.COM/DOWNTOWNLA | TEAM-CLINE.COM

507-531 E EUCLID AVENUE

COMPTON • CA 90222

FOR LEASE
±71,929 SF INDUSTRIAL BUILDING
ON ±108,032 SF OF LAND

PROPERTY HIGHLIGHTS



10 Dock High
Loading Positions



2 Ground Level
Loading Positions



Bonus ±6,000 SF
of Covered
Storage/Loading



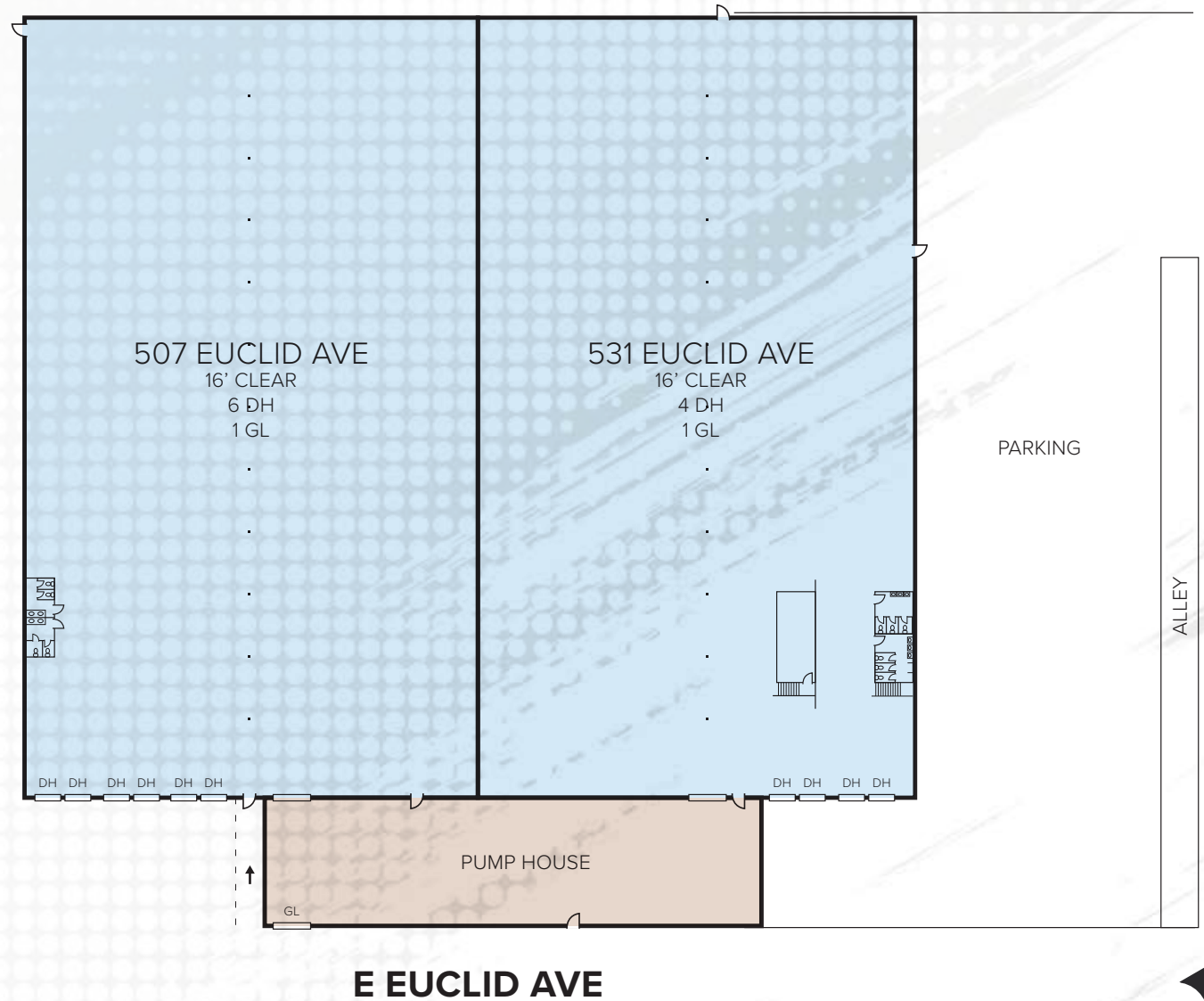
Flexible Term

Located at 507–531 E Euclid Ave, Compton, CA, the 105 Freeway Distribution Center offers 71,929 SF on a 2.48-acre lot, featuring 16' clear height, 10 dock-high doors, 2 ground-level doors, and 6,000 SF of covered loading/storage. The property includes a fenced yard, 80 parking spaces, and heavy power, making it ideal for warehouse and distribution use.

PROPERTY INFORMATION

Available SF	±71,929 SF
Prop Lot Size	±108,032 SF
Office Size	±1,150 SF
APN	6169-027-014,021,025
Zoning	MH
Year Built	1961
Construction Type	Concrete
Yard	Fenced / Paved
Restrooms	4
Clear Height	16'
DH/GL Doors	10 DH / 2 GL
Sprinklered	Yes
Power	A: 400 V: 480 Ø: 3 W: 4
Term	Acceptable to Owner
Possession Date	Now
Vacant	Yes
Market/Submarket	Gardena / North Compton

PROPERTY SITE PLAN



507-531 E EUCLID AVENUE

COMPTON • CA 90222

FOR LEASE
±71,929 SF INDUSTRIAL BUILDING
ON ±108,032 SF OF LAND



710 Freeway
2.7 MILES

105 Freeway
1.3 MILES

110 Freeway
4.3 MILES

Downtown Los Angeles
14.6 MILES

BNSF Railway Hobart Yard
9.3 MILES

Los Angeles Int'l Airport
13.3 MILES

Port of Long Beach
13.7 MILES

Port of Los Angeles
15.7 MILES

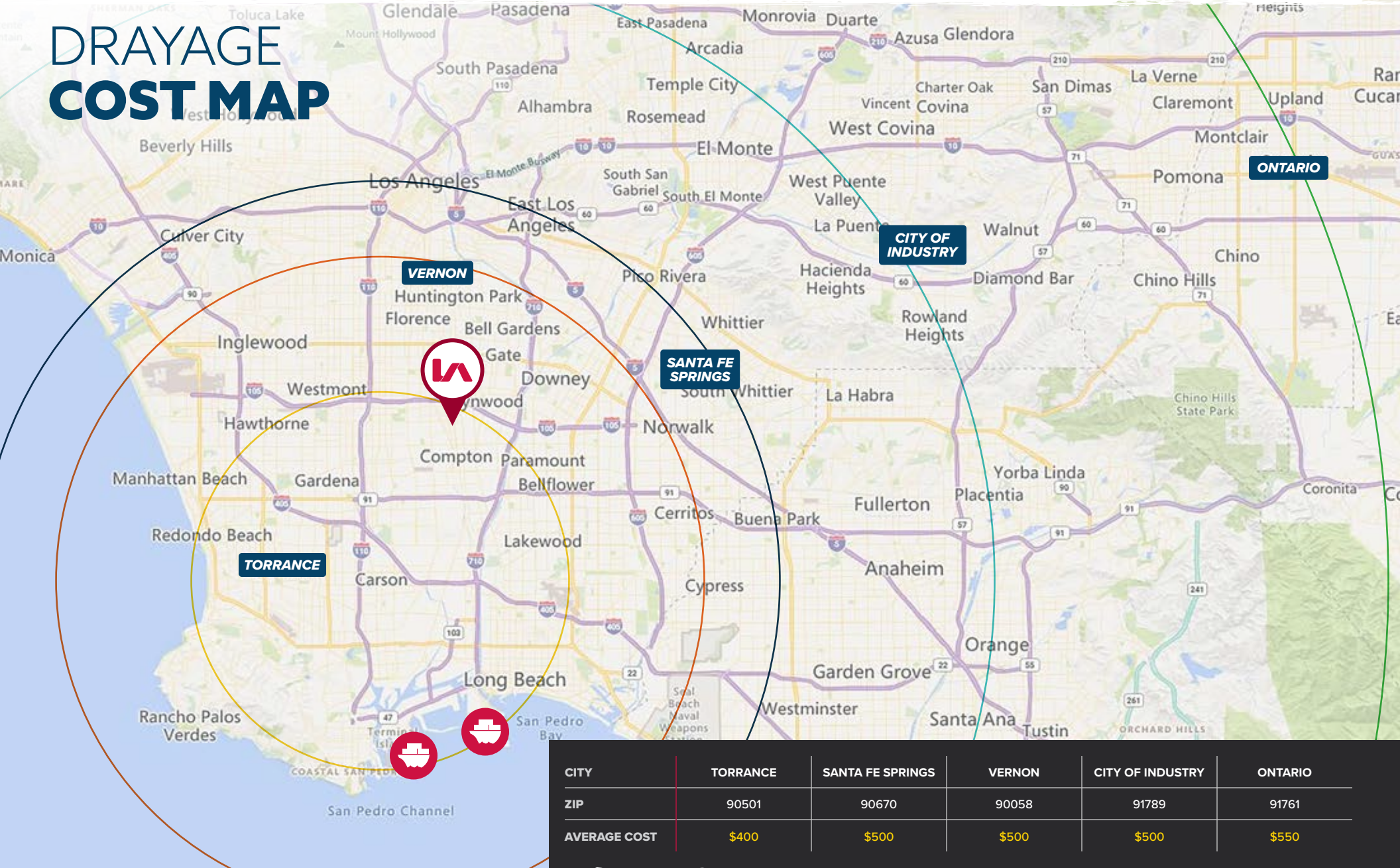
DISTANCES FROM SUBJECT PROPERTY

507-531 E EUCLID AVENUE

COMPTON • CA 90222

FOR LEASE
±71,929 SF INDUSTRIAL BUILDING
ON ±108,032 SF OF LAND

DRAYAGE COST MAP



For More Information,
Please Contact ►

DAVID BALES

Senior Vice President

dbales@lee-associates.com

310.943.7560

LIC NO 01388502

REMY MOSES

Senior Vice President

rmoses@lee-associates.com

310.943.7580

LIC NO 01938772

EVAN JURGENSEN

Senior Vice President

ejurgensen@lee-associates.com

323.922.3733

LIC NO 01967347

TEAM-CLINE.COM

DOUG CLINE

Senior Vice President

dcline@lee-associates.com

213.324.2957

LIC NO 01142005

TEAM-CLINE.COM

JACK R. CLINE, JR.

President

jcline@lee-associates.com

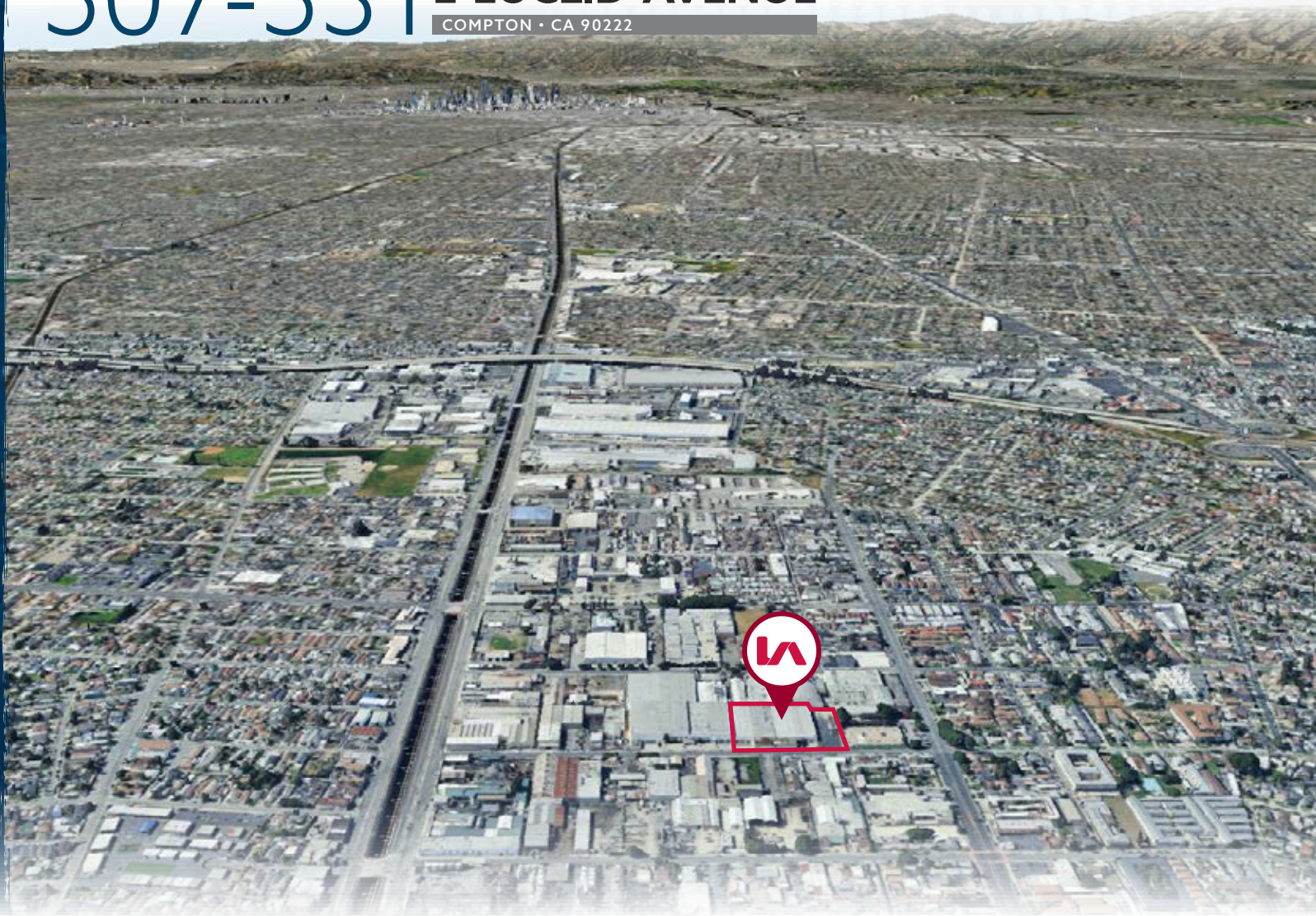
213.590.3512

LIC NO 00854279

TEAM-CLINE.COM

507-531 E EUCLID AVENUE

COMPTON • CA 90222



Lee & Associates | Downtown Los Angeles

CORP ID 02174865

1201 N Main St
Los Angeles, CA 90012

Lee & Associates | Commerce

CORP ID 01125429

5675 Telegraph Rd Ste. 300
Commerce, CA 90040



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.