

430 E CARLIN AVE

COMPTON • CA 90222

LEASE RATE REDUCED!

\$58,951/Mo (\$0.95 PSF/Mo) NNN

**±62,054 SF INDUSTRIAL BUILDING ON
±76,230 SF OF LAND FOR LEASE**

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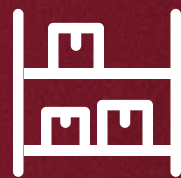
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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Located in the Gardena/North Compton submarket, 430 E Carlin Ave offers $\pm 62,054$ SF of warehouse and distribution space on a $\pm 76,230$ SF parcel. This tilt-wall facility features 30' clear height, 12 dock-high doors, 1 ground-level door, and is ideal for logistics and distribution users. The building is fully racked and includes $\pm 3,000$ SF of office.



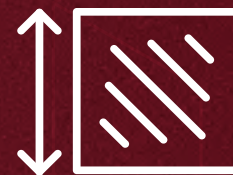
Fully Racked



ESFR Sprinkler System



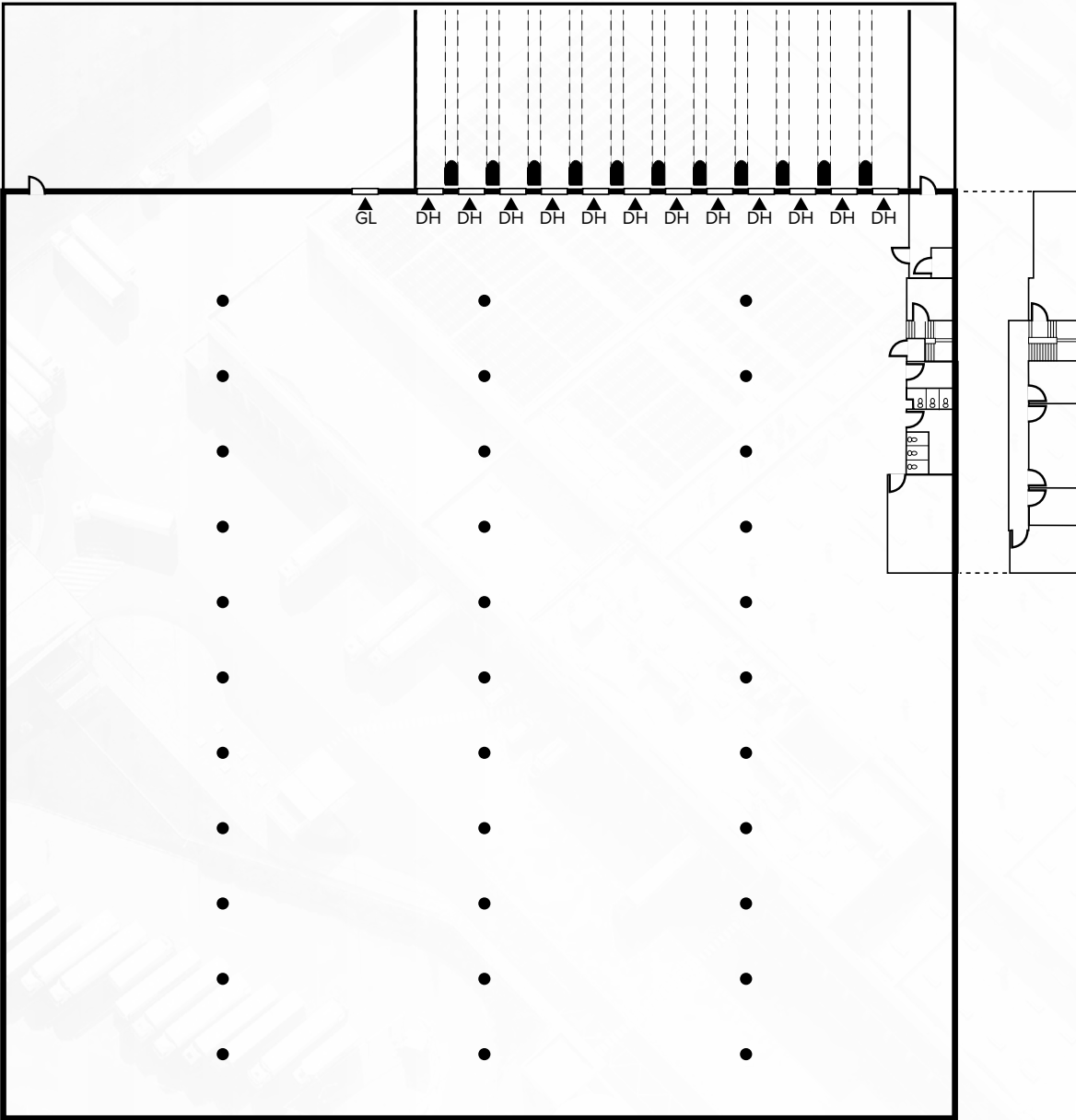
12 Dock High Loading Positions



30' Clear Height

Available SF	±62,054
Clear Height	30'
Sprinklered	ESFR
Prop Lot Size	±76,230 SF
Term	Acceptable to Owner
Yard	Paved
Office SF	±3,000
Restrooms	2
Finished Office Mezzanine	±1,200
Included in Available	Yes
Possession Date	Now
Vacant	Yes
GL Doors	1
DH Doors	12
Construction Type	Tilt-wall
Year Built	1977
Zoning	COMH-B
Market/Submarket	Gardena/North Compton
APN	6169-026-020
Power	A: 400 V: 480 Ø: 3 W: TBD

PROPERTY INFORMATION



PROPERTY SITE PLAN

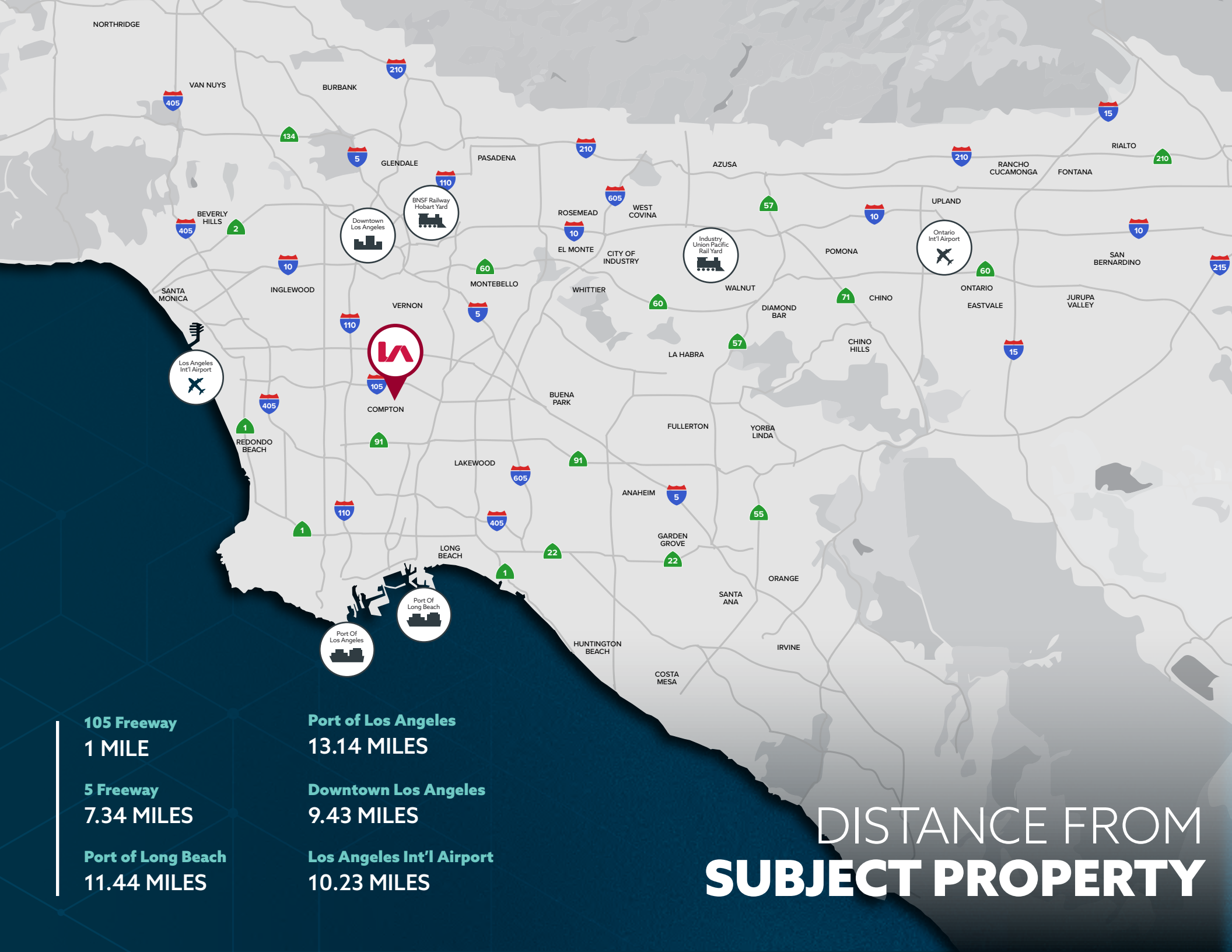
NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify



SOLOHD ALREADY SOLD PROPERTY PHOTOS







105 Freeway
1 MILE

5 Freeway
7.34 MILES

Port of Long Beach
11.44 MILES

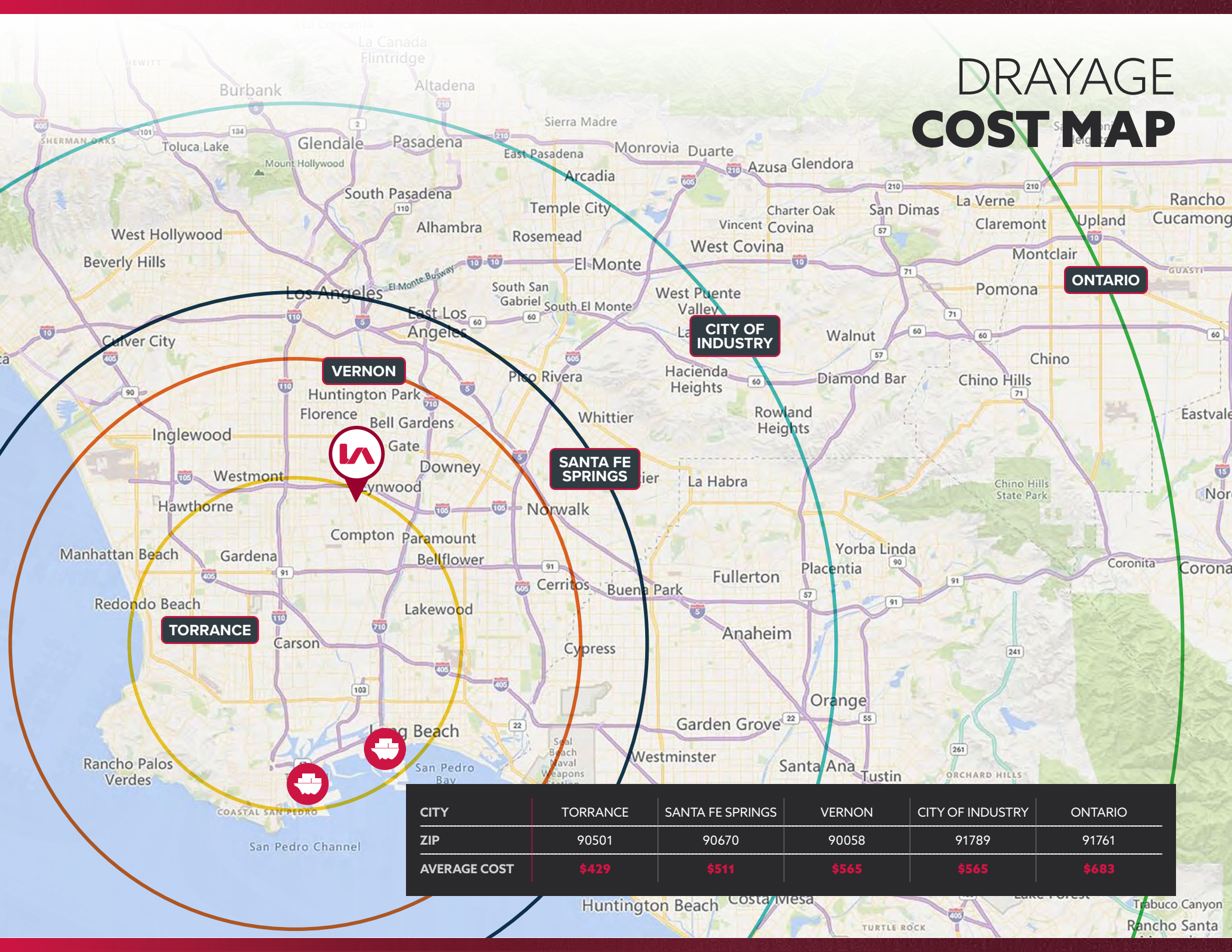
Port of Los Angeles
13.14 MILES

Downtown Los Angeles
9.43 MILES

Los Angeles Int'l Airport
10.23 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

430 E CARLIN AVE

COMPTON • CA 90222

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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.

For More Information,
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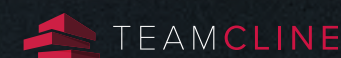
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