

FOR SALE

BUILDING TOTALING 360,391 SQUARE FEET
105 FREEWAY DISTRIBUTION CENTER

419-531 E EUCLID AVE • 2411-2415 N SANTA FE AVE • 430 & 546 E CARLIN AVE

OPPORTUNITY ZONE



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360,391 SF of Industrial Buildings
on 481,774 SF of Land



Market Summary

The Compton industrial market is comprised of 29,000,556 square feet. The strong economy, increase in manufacturing activity, and greater trade flows are leading to flourishing industrial real estate climate in Compton. The tight markets means users have relatively few alternatives. Strong demand is putting added pressure, on markets where both space and land are in extremely short supply.

Leasing Activity

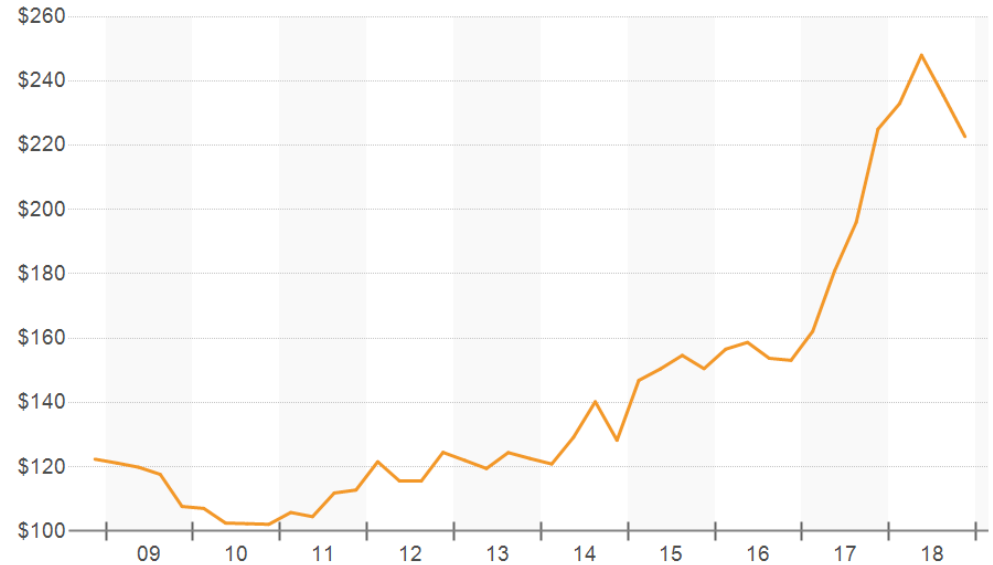
Leasing activity continues to be strong as there has already been nearly 22 transactions year to date in 2019. All signs indicate to be another great year of rent growth for the Los Angeles market, as demand outpaces supply of industrial product.

Construction

Currently there are 6 buildings under construction in the South Bay. The outlook for Compton is extremely positive, and development remains on par with occupancy gains. Given the tight market conditions and strong underlying fundamentals, lease activity and absorption totals will continue at a similar clip as previous recent years. Demand will continue to keep up with construction deliveries, keeping vacancy rates low and rents moving higher.

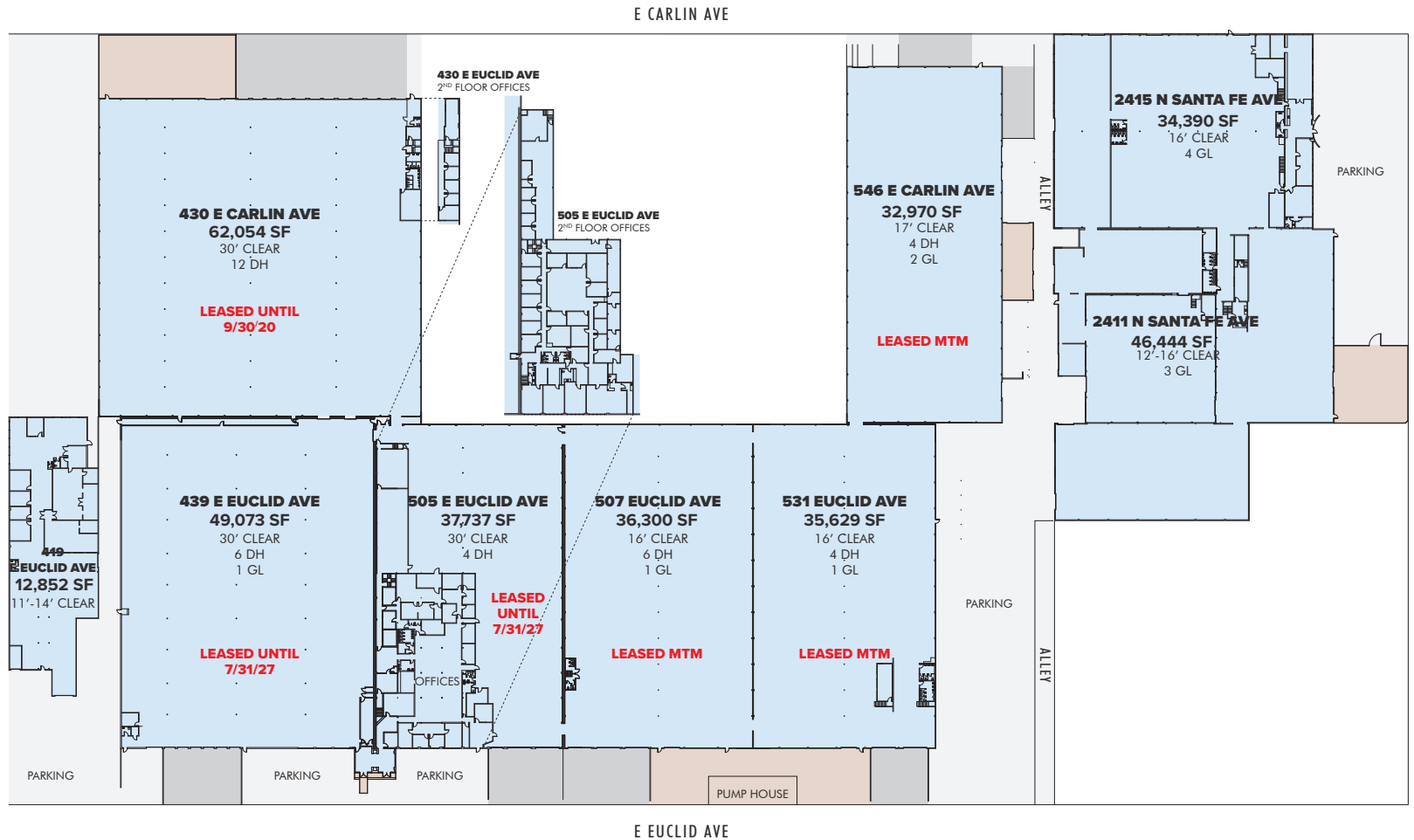


Asking Sale Price Per Square Foot



Availability & Vacancy Rate





(Buyer is Responsible for Confirming Active Permits for all Structures.)

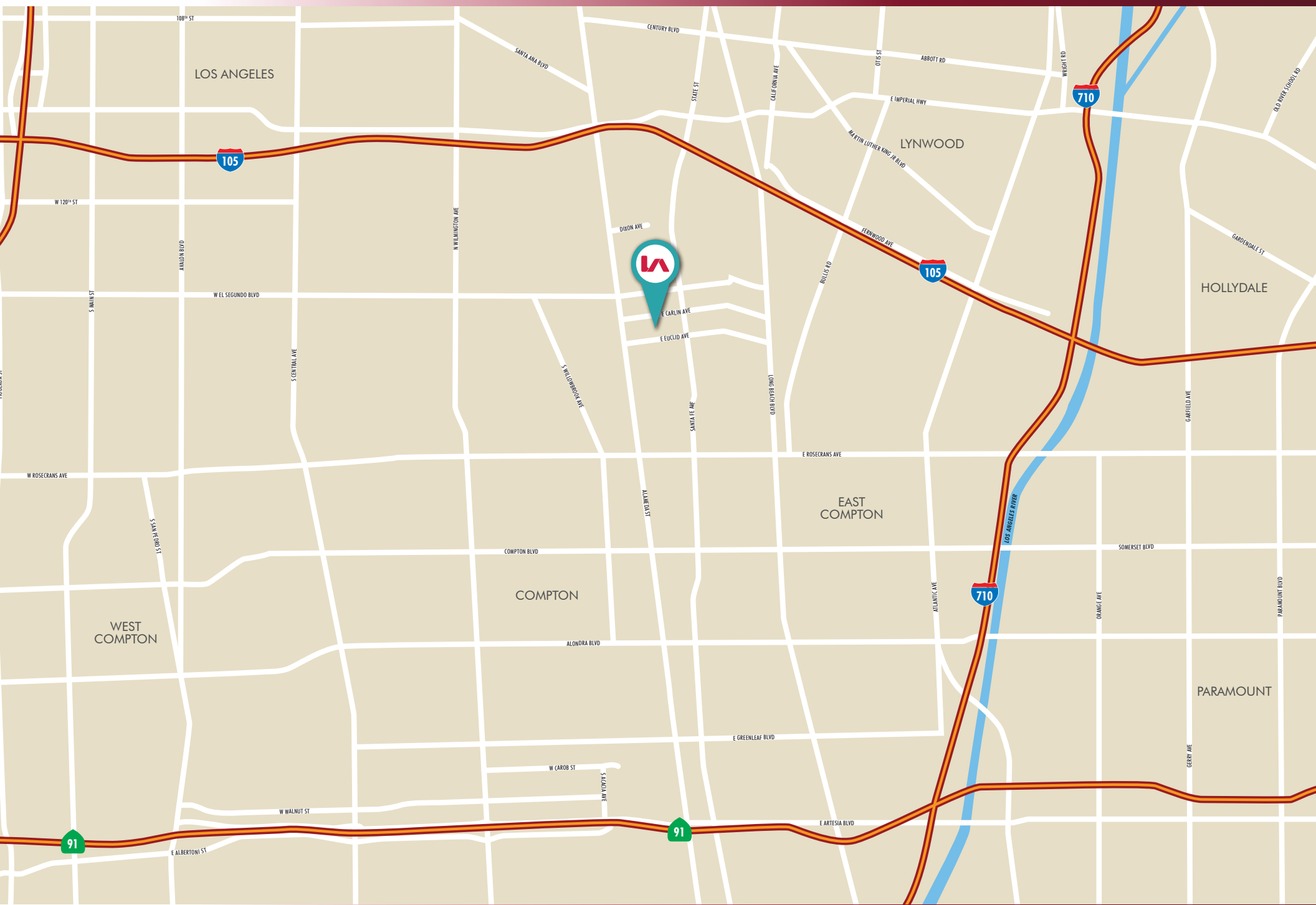


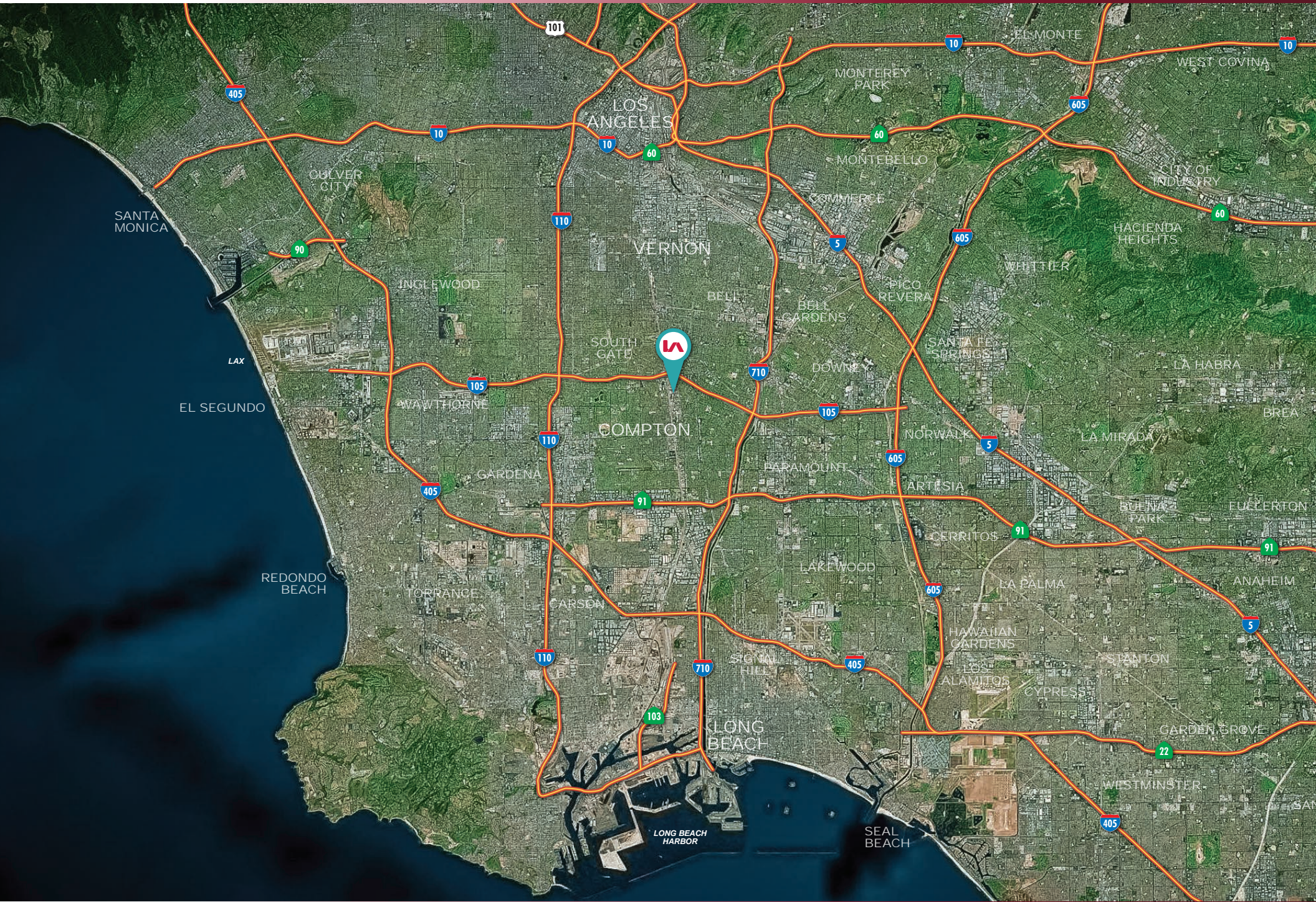
PROPERTY Highlights

- ▶ Located within the Opportunity Zone
- ▶ 36 Dock High Loading Positions
- ▶ 12 Ground Level Doors
- ▶ Up to 30' Clear Height
- ▶ 3,200 Amps, 480 V, 3Ø, 4W
- ▶ Well Appointed Offices
- ▶ In Place Racking may be Included
- ▶ Minutes to 110, 105, 710 & 91 Freeways











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