

DOMINGUEZ

TECHNOLOGY CENTER

50,296 SF

Available For Lease



Legacy BuildingSM 651

18831 Ferris Place, Rancho Dominguez, CA

VALUE ADVANTAGE

Expandable loading to 11 DH

Potential merchandise processing fee savings with Foreign Trade Zone 202 activation

Master Planned Center

Close to Ports of Los Angeles, Long Beach and Los Angeles International Airport

Convenient access to the San Diego (405), Harbor (110), Long Beach (710), Artesia (91) and Terminal Island (103) Freeways.

Near Intermodal Container Transfer Facility

SPECIFICATIONS

BUILDING SIZE: 50,296 SF

OFFICE SIZE: 3,500 SF

LAND SIZE: 119,790 SF

POWER: 1,200 amps, 277/480 volts, 3 phase, 4 wire

WAREHOUSE LIGHTING: Metal Halide

SPRINKLER SYSTEM: ESFR

PARKING SPACES: 77

YEAR BUILT: 1998

MINIMUM CLEARANCE: 30'

TURNING RADIUS: 120'

DOCK HIGH TRUCK POSITIONS: 7 - 9' x 10' (Expandable to 11)

GROUND LEVEL RAMP: 1 - 12' X 14'

BAY SPACING: 50' x 52' (Typical) (60' first bay from loading doors)



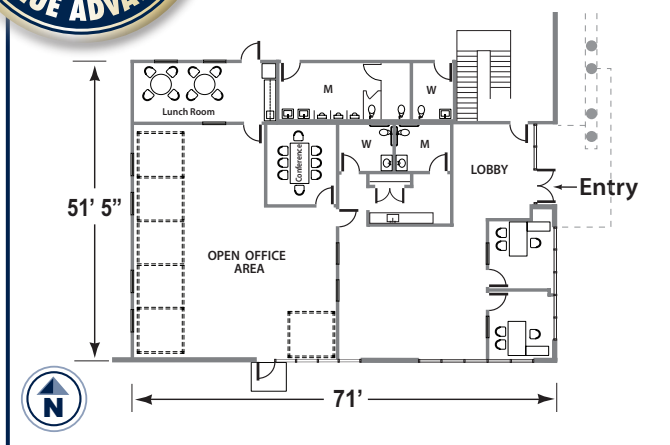
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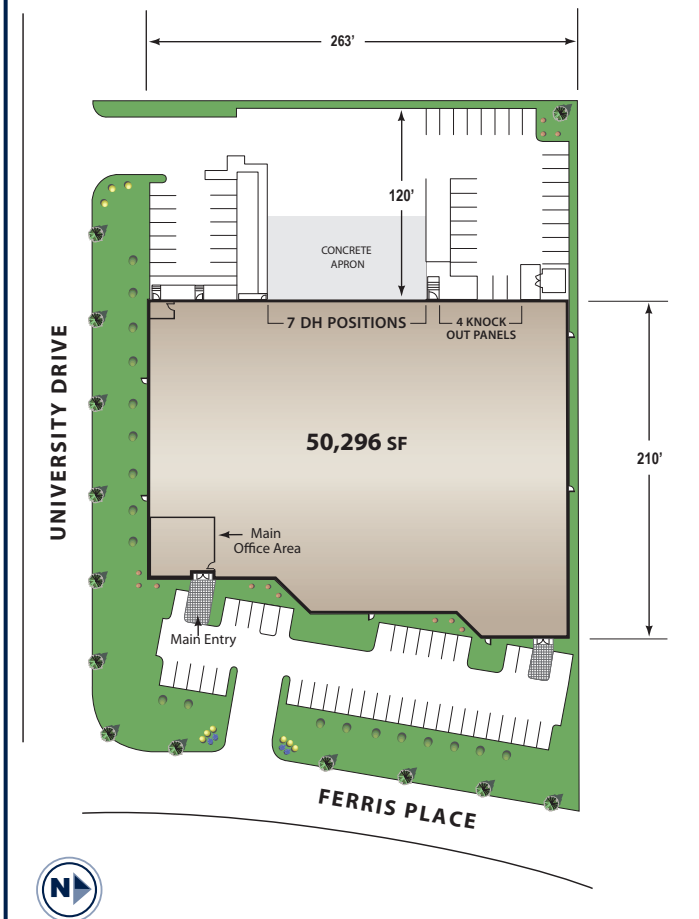
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OFFICE PLAN 3,500 SF



LEGACY BUILDINGSM 651 SITE PLAN



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