

# 14601 BROADWAY

WEST RANCHO  
DOMINGUEZ, CA



**59,869 SF**  
AVAILABLE SPACE

**Total Office Space:** ~5,000 SF

**Total Land:** 170,574 SF

**Coverage:** 35%

**Loading:** 3 dock high positions (expandable)  
6 grade level doors

**Ceiling:** 16' minimum clearance

**Budgeted OPEX:** \$0.252 psf/mo.

**Availability:** July 2021



UNINCORPORATED  
LOS ANGELES COUNTY  
LOCATION



EXCELLENT ACCESS TO  
405, 110, 710 AND 91  
FREEWAYS



CENTRALLY-LOCATED  
BETWEEN PORTS OF LA &  
LONG BEACH, AND LAX



NEIGHBORS WITH SAM'S CLUB,  
BEST BUY, REYES HOLDINGS,  
AND SIT N' SLEEP



# POTENTIAL DOCK EXPANSION

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- **High-flow-through distribution building**
- **Door count ideal for urban infill and last mile delivery services**



- **Ideal transfer facility from Ports of LA/LB to the consumer**
- **Secured storage and fleet parking**

# SITE & LOCATION



**5M PEOPLE REACHABLE WITHIN  
30 MINUTES**



**PROXIMATE TO FEDEX, UPS, YRC AND  
SAIA TERMINALS**



Owned and managed by



**Zac Sakowski**

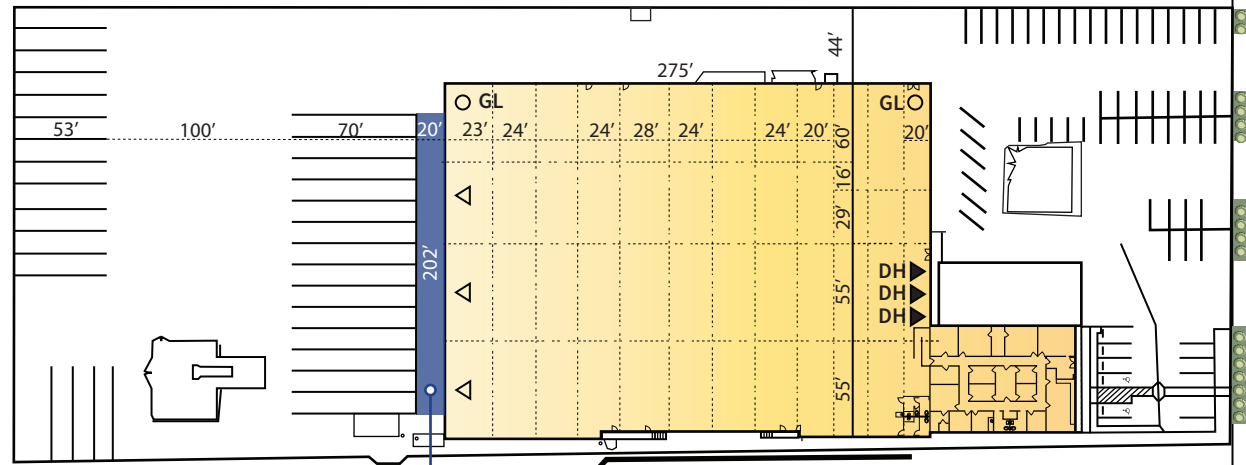
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Pacific Electric Railway



South Broadway

