



# SUSANA BUSINESS CENTER

66,672 SF AVAILABLE

17621 S. Susana Road, Rancho Dominguez, CA 90221





91

**17621 S. Susana Rd is a completely remodeled 66,672-square-foot industrial building located in Rancho Dominguez, California near the intersection of Susana Road and Via Mondo, minutes from the 91 Freeway.**

#### **BENEFITS**

- Fully entitled and approved EIR
- Abundant labor force
- Close amenities
- Controlled LED exterior lighting
- Energy efficient building
- No assessment bond encumbrances
- Affordable housing in region
- Excellent transportation infrastructure
- Infill location ideal for last-mile delivery
- Close proximity to Port of Los Angeles and Long Beach

# 66,672 square feet

## 66,672 Square Feet Ideal for Local and Regional Distribution

OFFICE AREA: 4,850 SF

CLEAR HEIGHT: 17' - 19'

DOCKS: 4

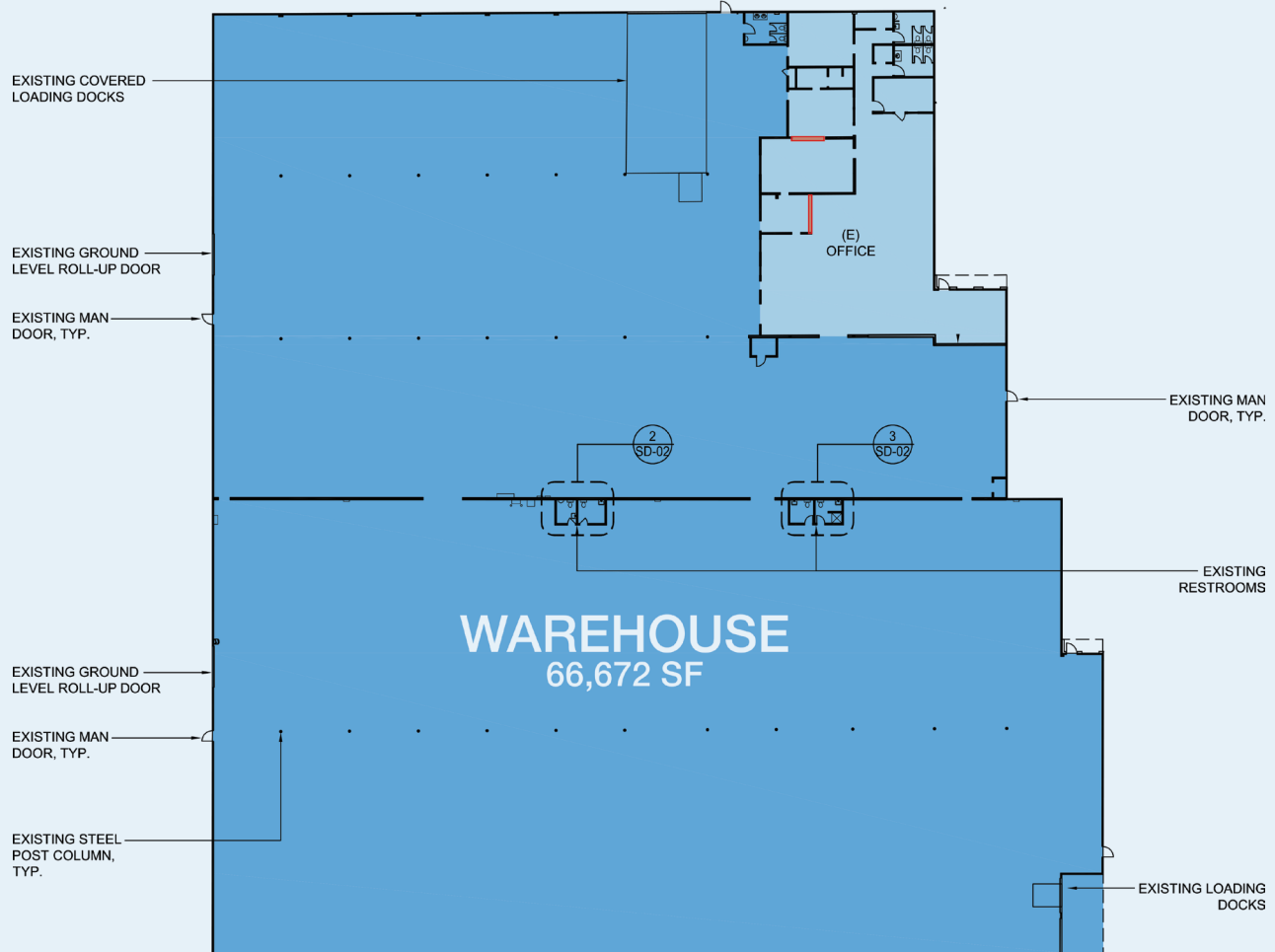
DRIVE-IN DOORS: 2

POWER: 1,600 amps

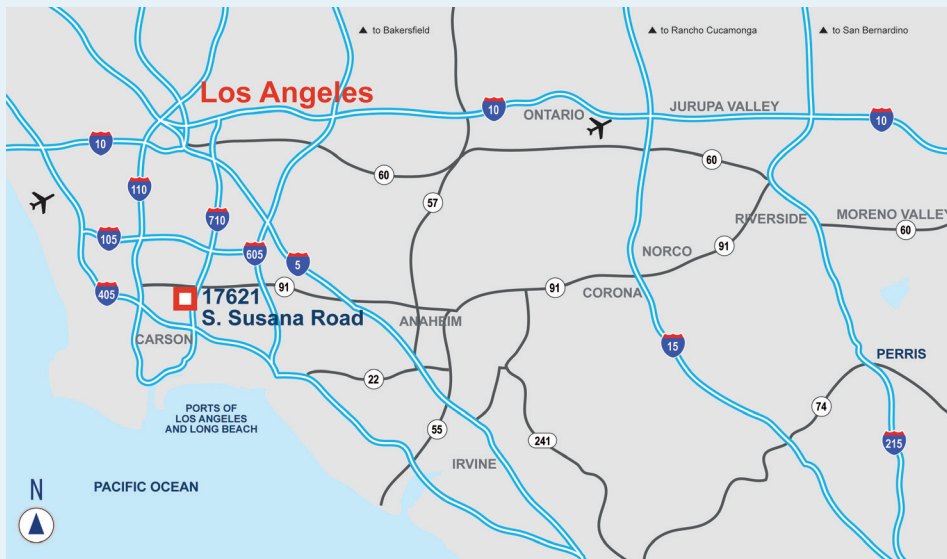
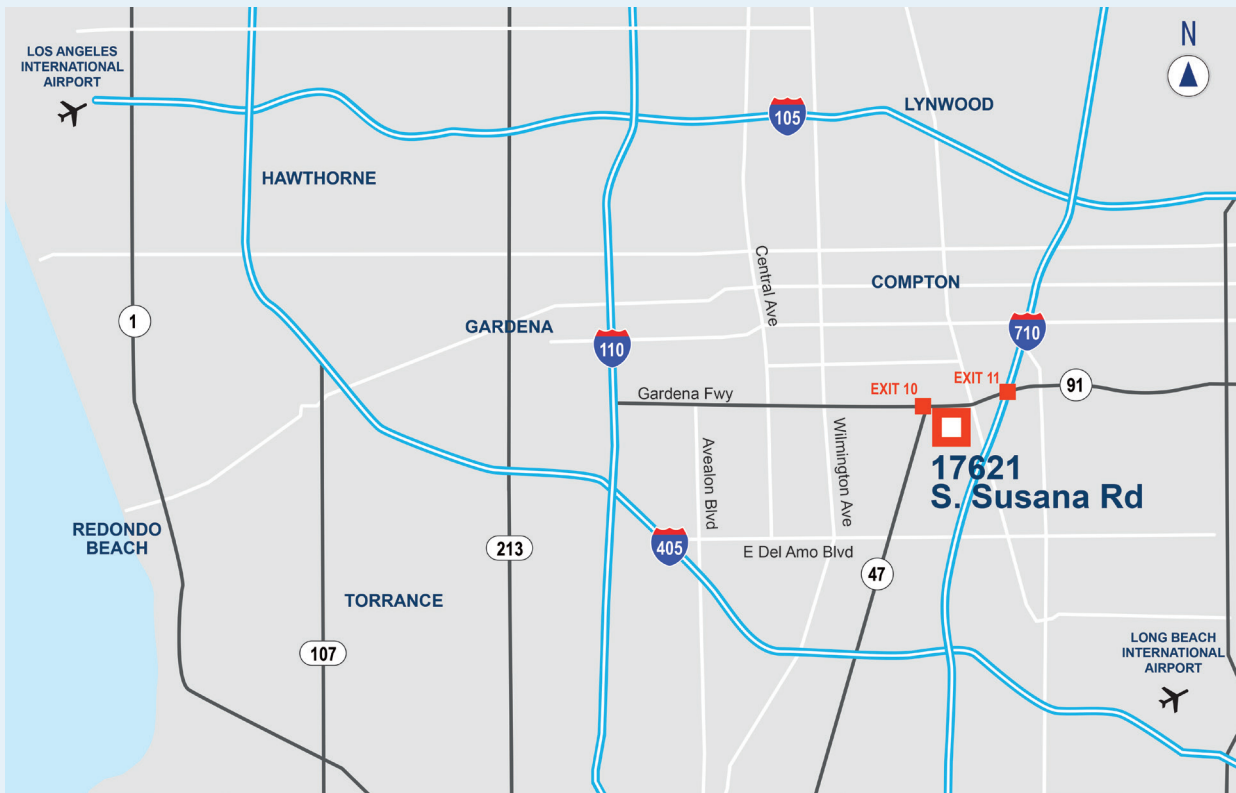
FIRE SPRINKLER: .29/3000

CLOSE TO LOCAL AMENITIES

EASY ACCESS TO 91 FREEWAY







**METRO AREA**

Anaheim .....	7 miles
Los Angeles .....	25 miles
Long Beach.....	30 miles
San Diego .....	103 miles

**INTERSTATE**

Highway 90 .....	0.4 miles
Highway 57 .....	2 miles
Highway 39 .....	3 miles
I-5 .....	7.5 miles
I-605 .....	12 miles
I-10 .....	16 miles
I-405 .....	22 miles

**AIR**

John Wayne Airport.....	20 miles
Ontario Int't Airport.....	26 miles
LAX.....	40 miles



**For more information and to schedule a tour, please call:**

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