

3025 E Victoria Street
Rancho Dominguez, CA 90221



LEASED BY:



Rancho Dominguez Los Angeles



147,849 SF

Building Size

6.06 Acres

Land Size

Q3 2027

Delivery



BUILDING OVERVIEW

Building Specs

BUILDING SIZE

147,849 SF

GRADE LEVEL DOOR

1

SPEED BAY SPACING

60' x 56'

DOCK HIGH DOORS

19

TRUCK COURT DEPTH

135'

WAREHOUSE LIGHTING

20 Foot Candles

SPEC OFFICE (TWO-STORY)

8,056 SF

COLUMN SPACING

52' x 50'

SPRINKLER SYSTEM

ESFR

CLEAR HEIGHT

36'

AUTO PARKING SPACES

118

POWER

1,200A 277/480V –
expandable to 4,000A

ANY ELECTRICAL SERVICE UPGRADE IS SUBJECT TO SCE APPROVAL AND IS NOT GUARANTEED BY LANDLORD. AVAILABILITY, COST, TIMING, AND APPROVAL OF ANY UPGRADE REMAIN AT SCE'S DISCRETION. PLEASE CONTACT BROKERS FOR ADDITIONAL INFORMATION.

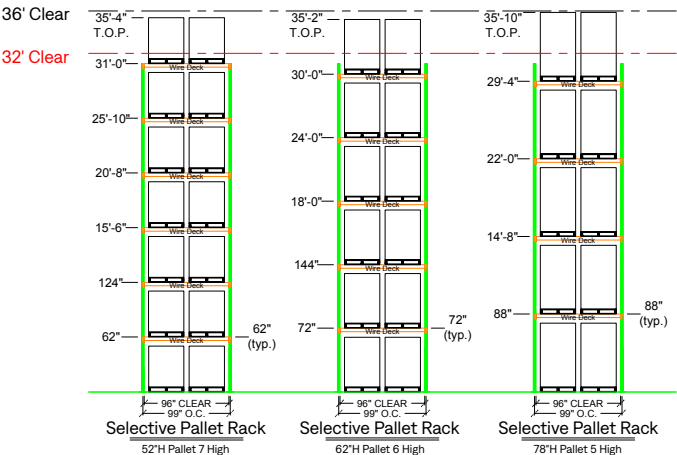
Office Site Plan



Racking Plan



Approximately **16,385 square feet** was saved by utilizing a building clear height of **36'-0"** instead of **32'-0"** in order to achieve a storage capacity of **18,502 pallets of 52" tall**.



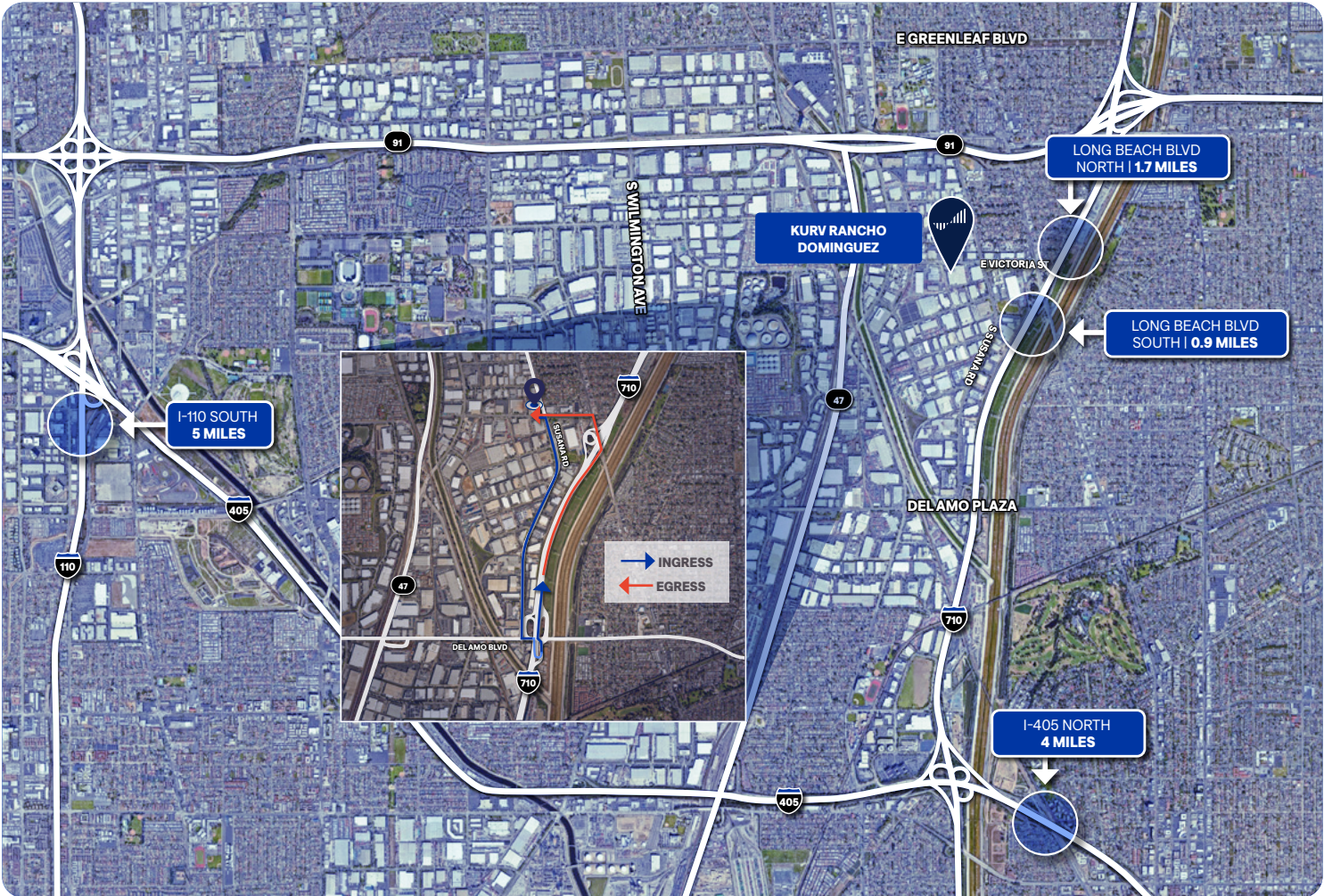
36' Clear Height | 147,849 SF

Number of Bays	Pallet Height	Pallet Positions
1,333	52"	18,502
	62"	15,756
	78"	13,250

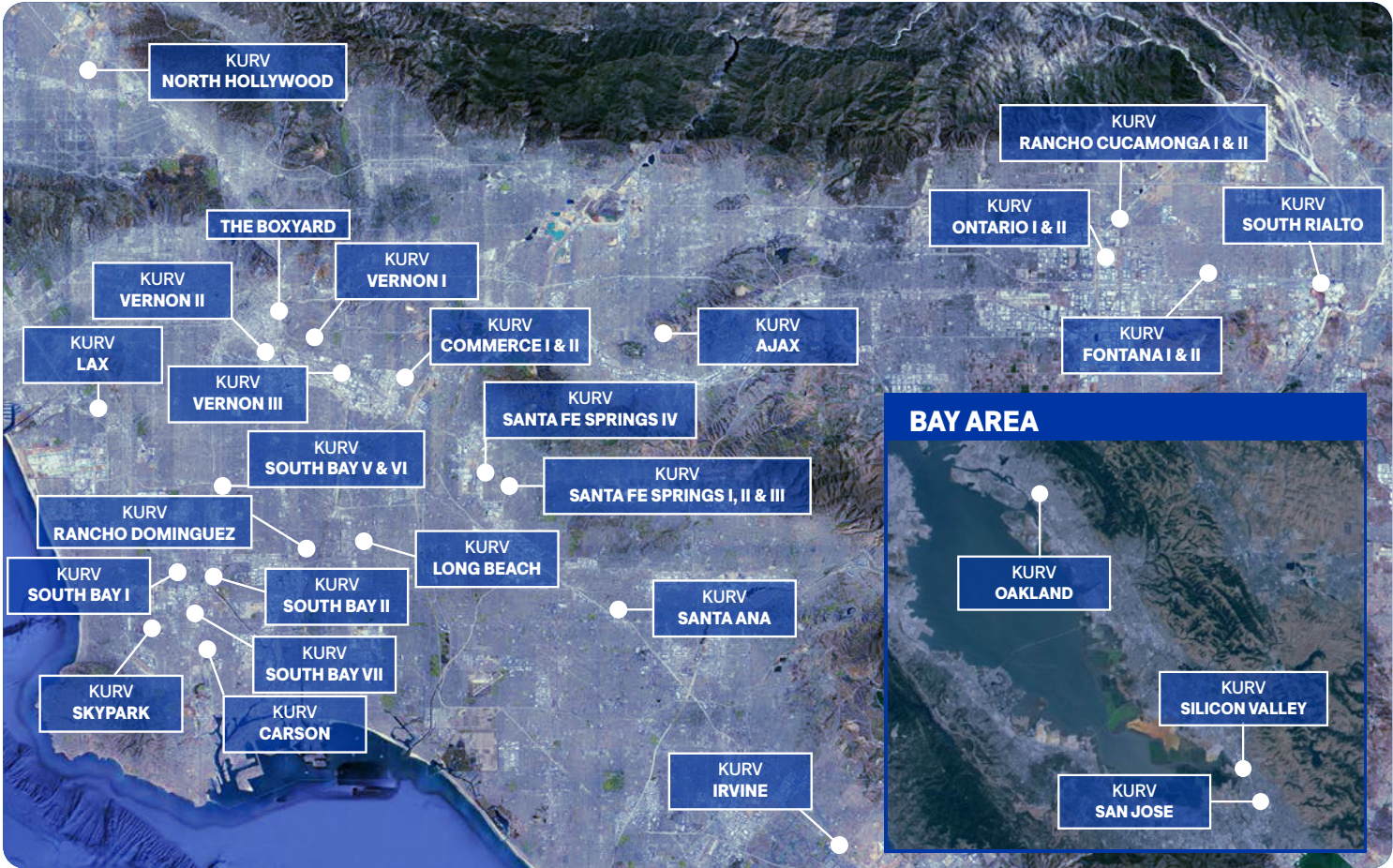
32' Clear Height | 164,234 SF

Number of Bays	Pallet Height	Pallet Positions
1,565	52"	18,498
	62"	15,556
	78"	12,332

Access Map



Kurv California Track Record



680
Acres

50
Buildings Developed

11M+ SF
Developed or Under Construction



Neighboring Tenants



Distribution Reach



Drayage rates include base rate, fuel surcharge, 3-day chassis, and Traffic Mitigation Fee (TMF) for a 40-ft container at LA/Long Beach. Range reflects min/max quoted rates. Source: Draydex.

Key Access Points

	PORT OF LONG BEACH	10 MILES		JOHN WAYNE AIRPORT	28 MILES
	PORT OF LOS ANGELES	11 MILES		ONTARIO INT'L AIRPORT	48 MILES
	BNSF INTERMODAL LOS ANGELES	13 MILES		UP RAILROAD COLTON	59 MILES
	UP INTERMODAL LOS ANGELES	13 MILES		BNSF INTERMODAL SAN BERNARDINO	66 MILES
	LOS ANGELES INT'L AIRPORT	19 MILES		SBD INT'L AIRPORT	67 MILES
	UP CITY OF INDUSTRY	26 MILES			

Distribution Reach

2025 TOTAL POPULATION

1,010,853

15 MIN

4,668,104

30 MIN

9,339,801

45 MIN

Chicago • Dallas • Los Angeles • Miami • New Jersey • Seattle



76M+ SF

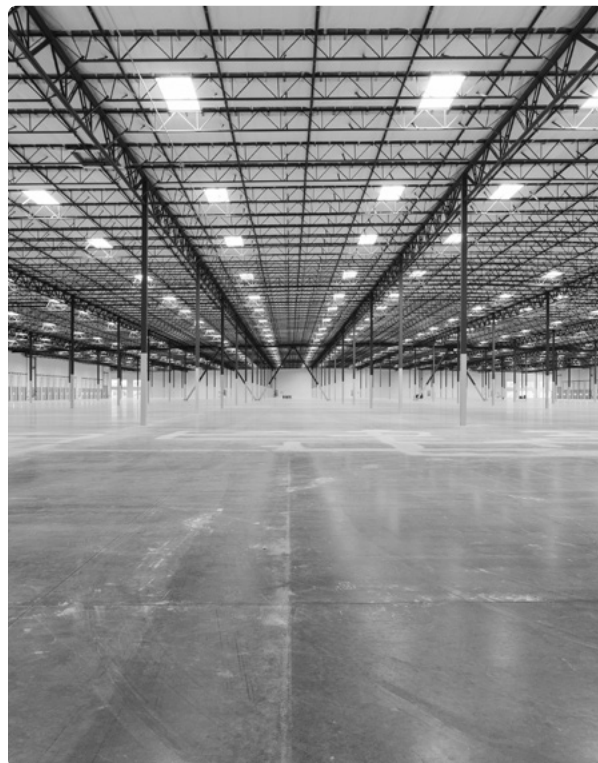
Acquired & Developed
since 2000

Kurv Industrial is a vertically integrated industrial real estate investment and operating platform. The firm acquires, develops, and operates institutional-quality assets in the high-barrier, supply-constrained markets of Chicago, Dallas, Los Angeles, Miami, New Jersey, and Seattle.

Grounded in a tradition of excellence and driven by a forward-looking vision, Kurv leverages local market insight, operational rigor, and disciplined execution to create value for investors, partners, and communities. Since its inception in 2000, Kurv has successfully acquired and developed over 76 million square feet of industrial facilities.

Our Commitment to Sustainability

As stewards of sustainability, resilience, and regeneration, our vision is to deliver exceptional value for our investors, employees, tenants, and communities through superior ESG performance.



TERMS

Available on a new lease direct from the landlord.

LEASING INFORMATION

Please contact listing agents below.



Charley Koonos
DRE License #02076100
ckoonos@kurvindustrial.com
+1 818 388 3508



Ryan Bos
DRE License #01842405
ryan.bos@kbcadvisors.com
+1 310 962 1123

Elise Berberoglu
DRE License #02229926
elise.berberoglu@kbcadvisors.com
+1 425 301 4015

Eric Daschbach
DRE License #01809542
eric.daschbach@kbcadvisors.com
+1 562 882 1273

Jillian Escobar
DRE License #01931905
jillian.escobar@kbcadvisors.com
+1 424 241 8571