

SOUTH BAY TRANSLOAD CENTER

500/550 South Alameda Street • Compton

FOR LEASE

Another Project By:



Estimated Completion March 2026



Extensive Improvements Underway!

Features

- Ideal for 3 PL's, Drayage Operators, LTL Carriers and Transloaders
- 74 Door Enclosed Crossdock/Whse (20' Clear Ht.)
- +/- 30,886 Square Feet on Approx. 11.2 Acres
- Edge of Dock Plates at Each Dock Position
- Fenced, Paved and Lit Yard
- Immediate Access to the 91 Freeway
- +/- 15 Minutes to the Ports of Long Beach/LA
- +/- 173-53' Trailer Stalls (Expandable for Shorter Equipment)
- +/- 5,400 Square Foot Two-Story Office Area
- 52 Car Parking Stalls
- 1200 Amps, 480/277 Volts, 3 Phase, 4 Wire
- Up to 13 EV Charging Stations

For more information, please contact:

NEWMARK



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Vice Chairman

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Site Plan



SITE SUMMARY:

679-030-008 - LOT AREA A:	206,344 SF	4.737 ACRES
6179-030-010 - LOT AREA B:	279,698 SF	6.421 ACRES
TOTAL LOT AREA	486,042 SF	11.2 ACRES
LOT COVERAGE:	27,286 SF	5.61 % SITE AREA
LANDSCAPE AREA:	32,148 SF	7.40 % OF SITE AREA

TYPE OF CONSTRUCTION:
TYPE: V-B, EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM
OCCUPANCY GROUP:
OFFICE: TWO-STORY
WAREHOUSE: ONE STORY
BUILDING HEIGHT:
TWO STORY OFFICE: 25 FT. ±
WAREHOUSE: 20 FT. ±

BUILDING AREA:

1ST FLOOR:	OFFICE	1,800 SF
	WAREHOUSE AREA	25,486 SF
TOTAL BUILDING FOOTPRINT:		27,286 SF
2ND FLOOR:	OFFICE	3,600 SF
TOTAL OFFICE AREA (1ST & 2ND FLOOR):		5,400 SF
TOTAL BUILDING AREA:		30,886 SF

REQUIRED PARKING (PER CITY OF COMPTON ORDINANCE.)

OFFICE (1 SPACE PER 250 SF)	5,400 SF / 250 = 22 SPACES
WAREHOUSE (1 SPACE PER 850 SF)	25,486 SF / 850 = 30 SPACES
TOTAL	= 52 SPACES

PROPOSED TRUCK PARKING:

LOADING DOCK - 60'-0" x 11'-0"	74 SPACES
TRUCK PARKING - 53'-0" x 11'-0"	173 SPACES

PROPOSED PARKING:

STANDARD SPACES (9'-0" x 20'-0")	34 SPACES
COMPACT SPACES (6'-0" x 16'-0")	14 SPACES
ACCESSIBLE SPACES (9'-0" x 16'-0")	2 SPACES
VAN ACCESSIBLE SPACES (9'-0" x 16'-0")	2 SPACES
TOTAL	52 SPACES

ELEC. VEHICLE (EV) PARKING SPACES
CAL GREEN 2022 TABLE 5.106.5.3.1

EV CAPABLE SPACES	10 SPACES
EV SUPPLY EQUIPMENT SPACES (1 VAN ACCESSIBLE, 2 STANDARD)	3 SPACES
TOTAL	13 SPACES

EXISTING SWITCHGEAR

AMPERAGE - 1200 AMPS
VOLTAGE - 480/277
3 PHASE WIRE - 4

DEDEAUX PROPERTIES
1222 6TH STREET, SANTA MONICA, CA 90401

SITE MARKETING PLAN
550 S. ALAMEDA STREET, E. COMPTON, CA 90221

May 8, 2025 | CM230256.00

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Cushman & Wakefield 3760 Kilroy Airport Way, Suite 690, Long Beach, CA 90806

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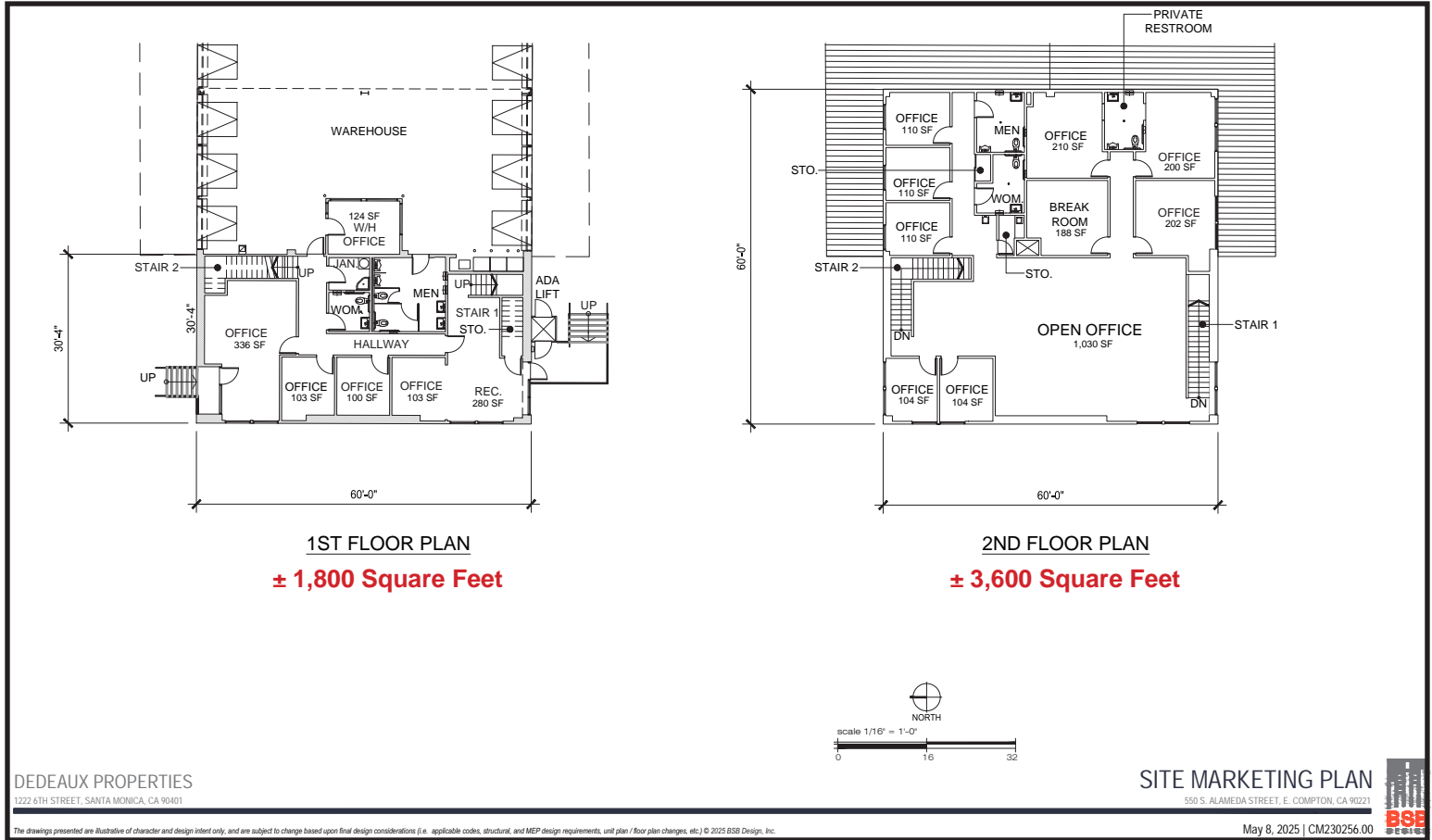
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Office Floor Plans



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Locator Map



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