SOUTH BAY TRANSLOAD CENTER

500/550 South Alameda Street • Compton

FOR LEASE

Another Project By:

DEDEAUX PROPERTIES

Turn-Key & Immediately Available!



Largest Available Cross Dock in the South Bay!

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

CUSHMAN & WAKEFIELD

Steve Sprenger
Vice Chairman
714.264-3993
steve.sprenger@nmrk.com
CA License #01202806

Rusty Smith
Vice Chairman
562.852.9599
rusty.smith@cushwake.com
CA License #01762370

Kelly Johnson
Director
310.347.8979
kelly.johnson@cushwake.com
CA License #01242823

Click to View Video

SOUTH BAY TRANSLOAD CENTER

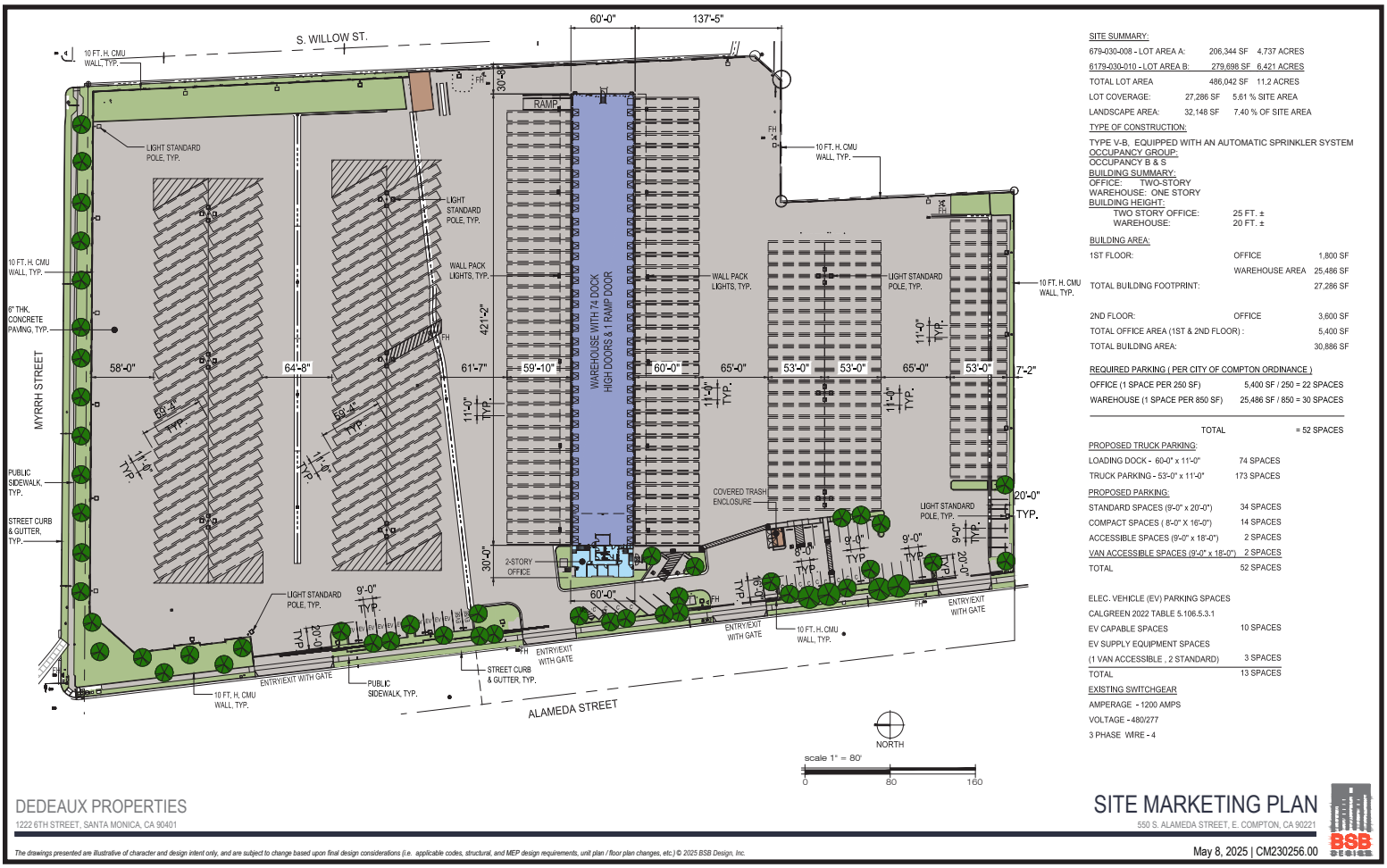
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Site Plan



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:
OCCUPANCY B & S
BUILDING SUMMARY:
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 (8'-0" X 16'-0")	14 SPACES
ACCESSIBLE SPACES (9'-0" x 18'-0")	2 SPACES
VAN ACCESSIBLE SPACES (9'-0" x 18'-0")	2 SPACES
TOTAL	52 SPACES

ELEC. VEHICLE (EV) PARKING SPACES
CALGREEN 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

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2025 BSB Design, Inc.

May 8, 2025 | CM230256.00

BSB DESIGN

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Vice Chairman
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steve.sprenger@nmrk.com
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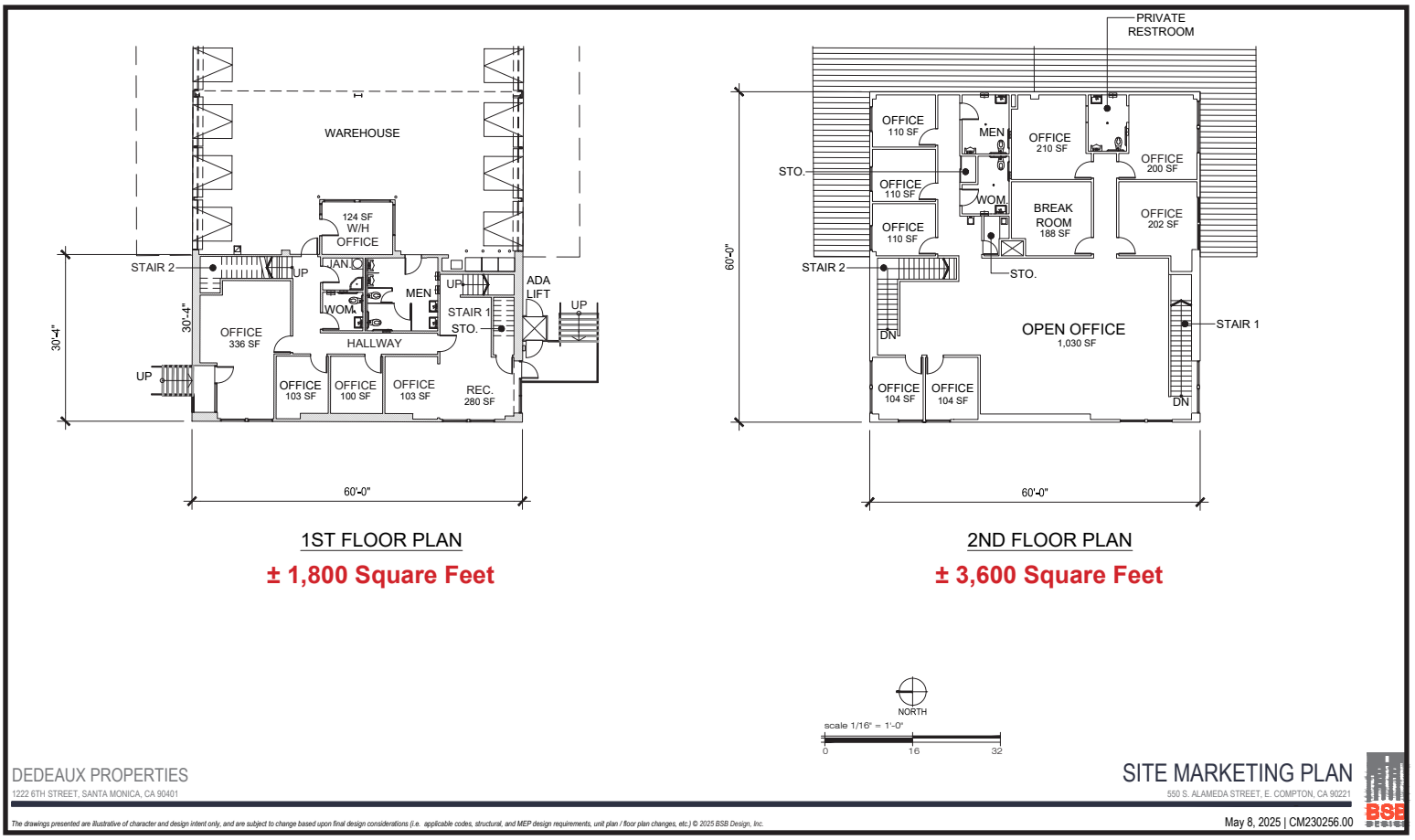
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Office Floor Plans



1ST FLOOR PLAN

± 1,800 Square Feet

2ND FLOOR PLAN

± 3,600 Square Feet

NORTH

scale 1/16" = 1'-0"

0 16 32

DEDEAUX PROPERTIES

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SITE MARKETING PLAN

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Locator Map



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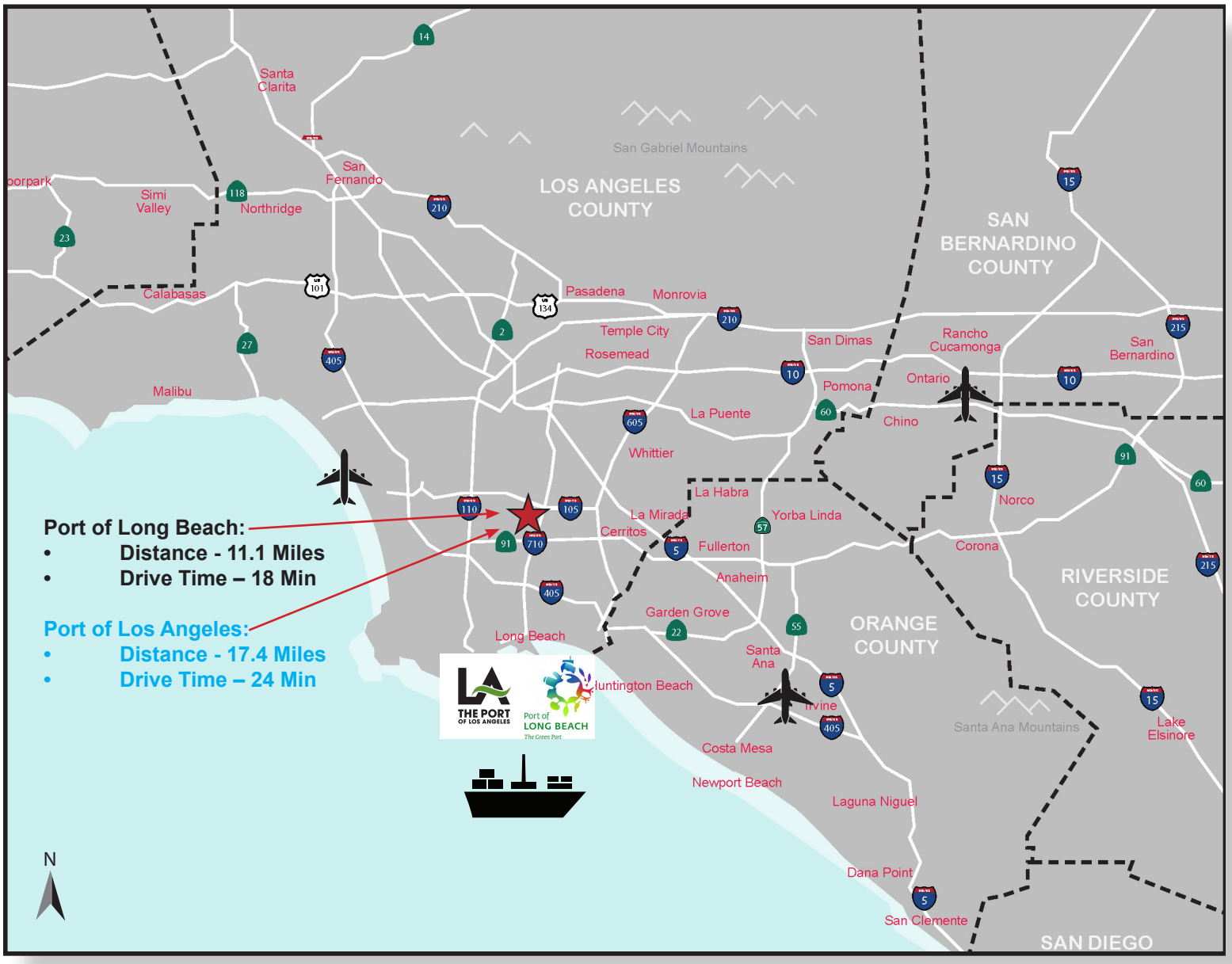
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Regional Map



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