

Commercial Real Estate

Engineering manufacturing facility in South Bay sells to investment firm



Totaling 42,500 square feet, the facility at 2950 E. Harcourt St. is fully leased to Wenzlau Engineering, a specialized electrical engineering firm.



By [Isabel Sami](#) – Staff Reporter, L.A. Business First
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Totaling 42,500 square feet, the facility at 2950 E. Harcourt St. is fully leased to Wenzlau Engineering, a specialized electrical engineering firm that will remain the tenant at the site. The freestanding asset features four dock-high doors with two ground-level loading positions and a fenced yard.

The sale price was \$11.9 million, according to Reonomy data.

Daum Commercial Real Estate Services completed the off-market sale. [Anthony Bergeman](#), executive vice president and principal at Daum Commercial, represented the seller, a private owner and manufacturing company, and procured the buyer, Lift Partners.

Daum Investment Division team members [Krishna Shegran](#) and [Michael Chase](#) assisted in the sale.

Bergeman said the site is a triple-net-leased asset offering “tremendous upside potential.”

“Wholesale inventories are booming, especially in strong, centrally located submarkets with last-mile access to population hubs,” he said of the Rancho Dominguez submarket. “This is driving the sustained demand for well-located industrial space, spurring opportunity and further bolstering investor appetite. Through procuring a quality buyer with experience and relationships in the submarket, we were able to swiftly and efficiently close this transaction, resulting in a win-win for both parties.”

The Rancho Dominguez submarket has an industrial vacancy rate of 0.7%, showing significant high demand. The unincorporated Los Angeles County community offers immediate access to major freeways such as I-710, Route 91 and the Alameda Corridor, less than 12 miles from the Ports of Los Angeles and Long Beach.