

FOR SUBLEASE

±1.89 ACRES OF LAND

HUGE PRICE REDUCTION | NOW \$40,000.00 / MONTH GRS



2211 E WASHINGTON BLVD | LOS ANGELES | CA 90021

MILES SOLOMON

Senior Vice President & Land Specialist | LIC NO 02099423

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

FOR SUBLEASE



Fenced Paved M3 (Heavy Industrial) Yard



Scale House and Truck Scales



Large Covered Exterior Storage



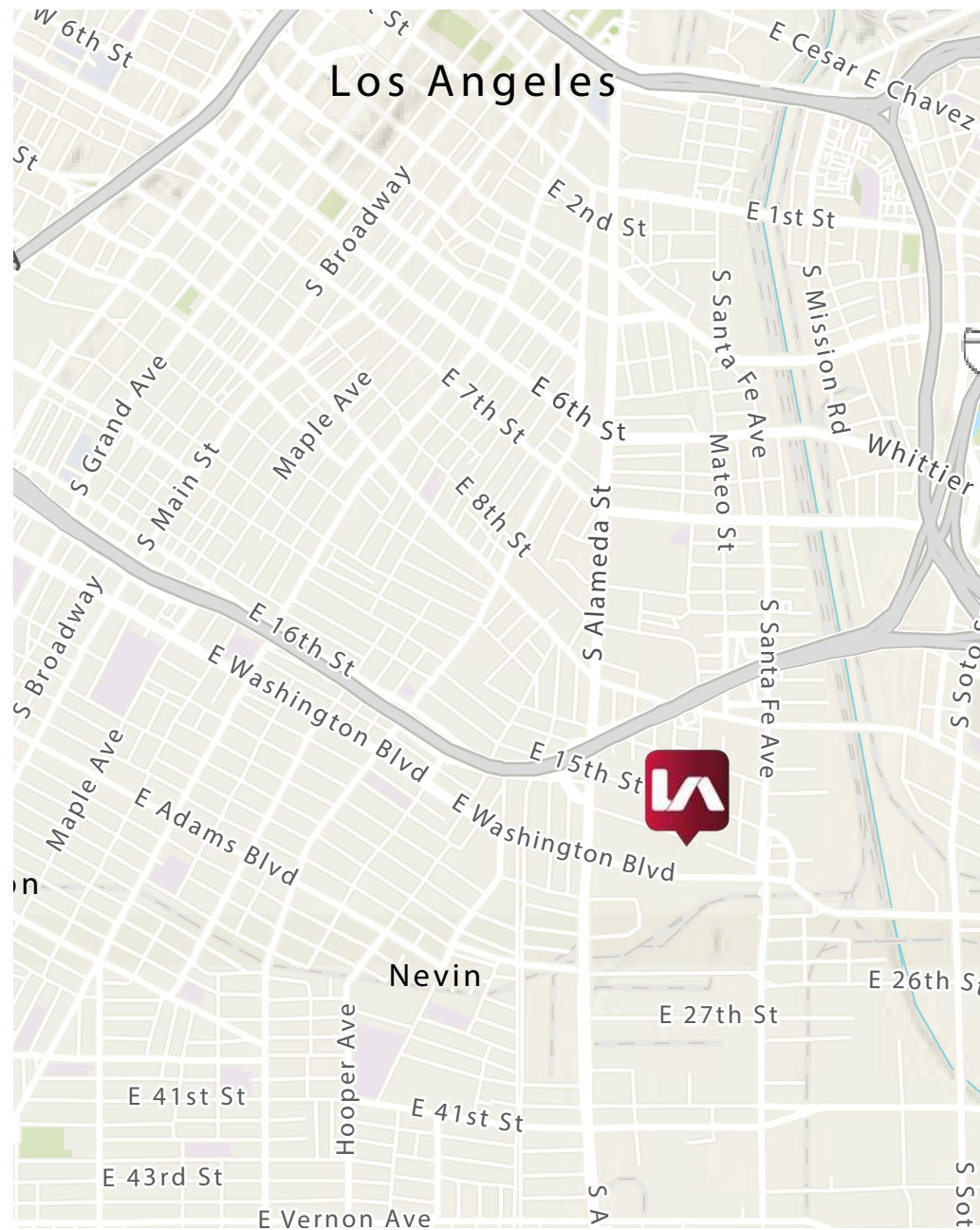
±9,480 SF Storage Warehouse



Power: 2,000 Amps, 480 V



APNs: 5167-019-039, 5167-019-040
& 5167-019-801



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SITE PLAN

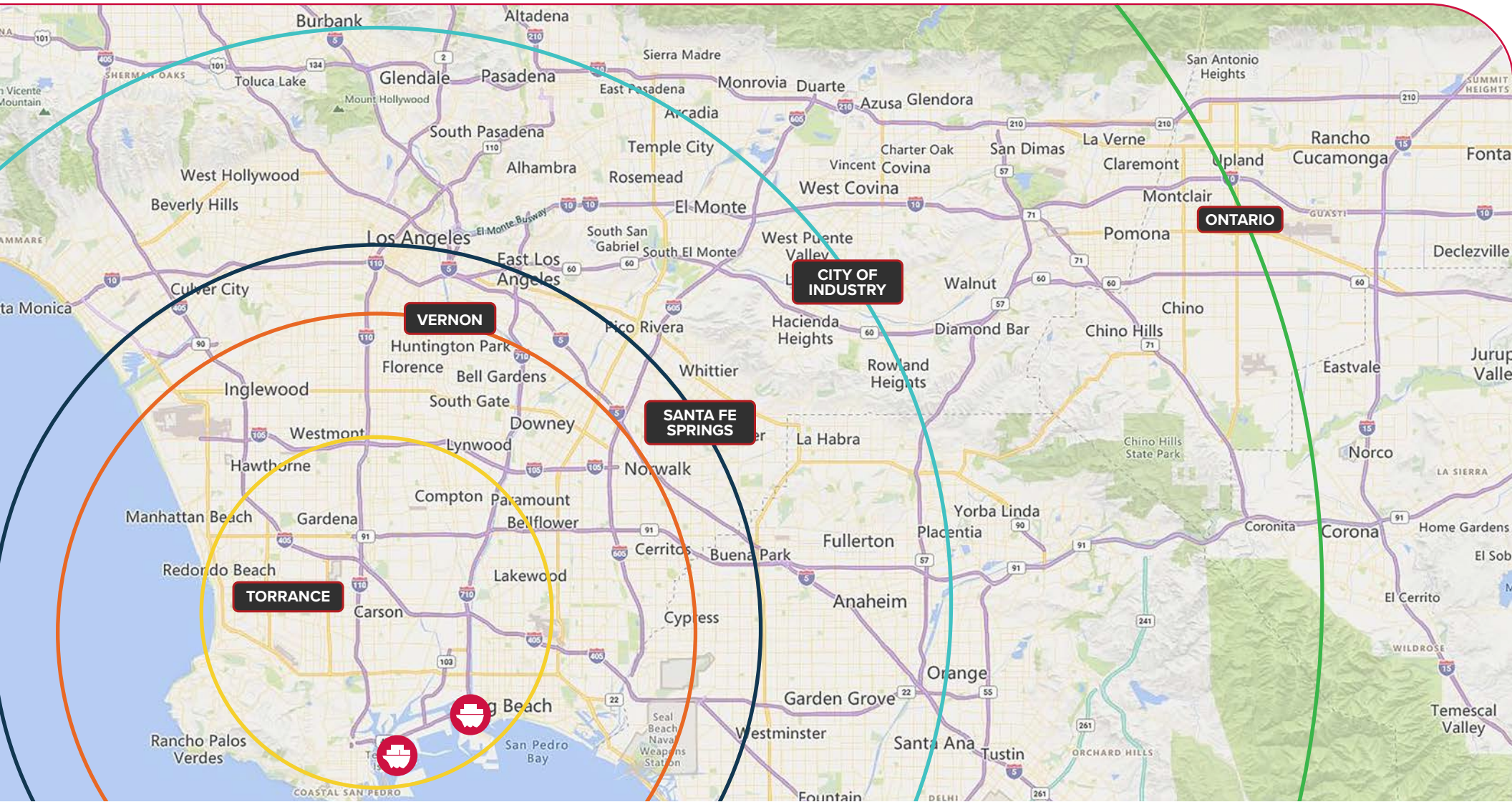


NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

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DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$429	\$511	\$565	\$565	\$683

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LEE-ASSOCIATES.COM/DOWNTOWNLA | TEAM-CLINE.COM

Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.