

# FOR SUBLEASE

±1.89 ACRES OF LAND



E 16th St

E Washington Blvd

2211 E WASHINGTON BLVD | LOS ANGELES | CA 90021

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**TEAMCLINE**

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Fenced Paved M3 (Heavy Industrial) Yard



Scale House and Truck Scales



Large Covered Exterior Storage



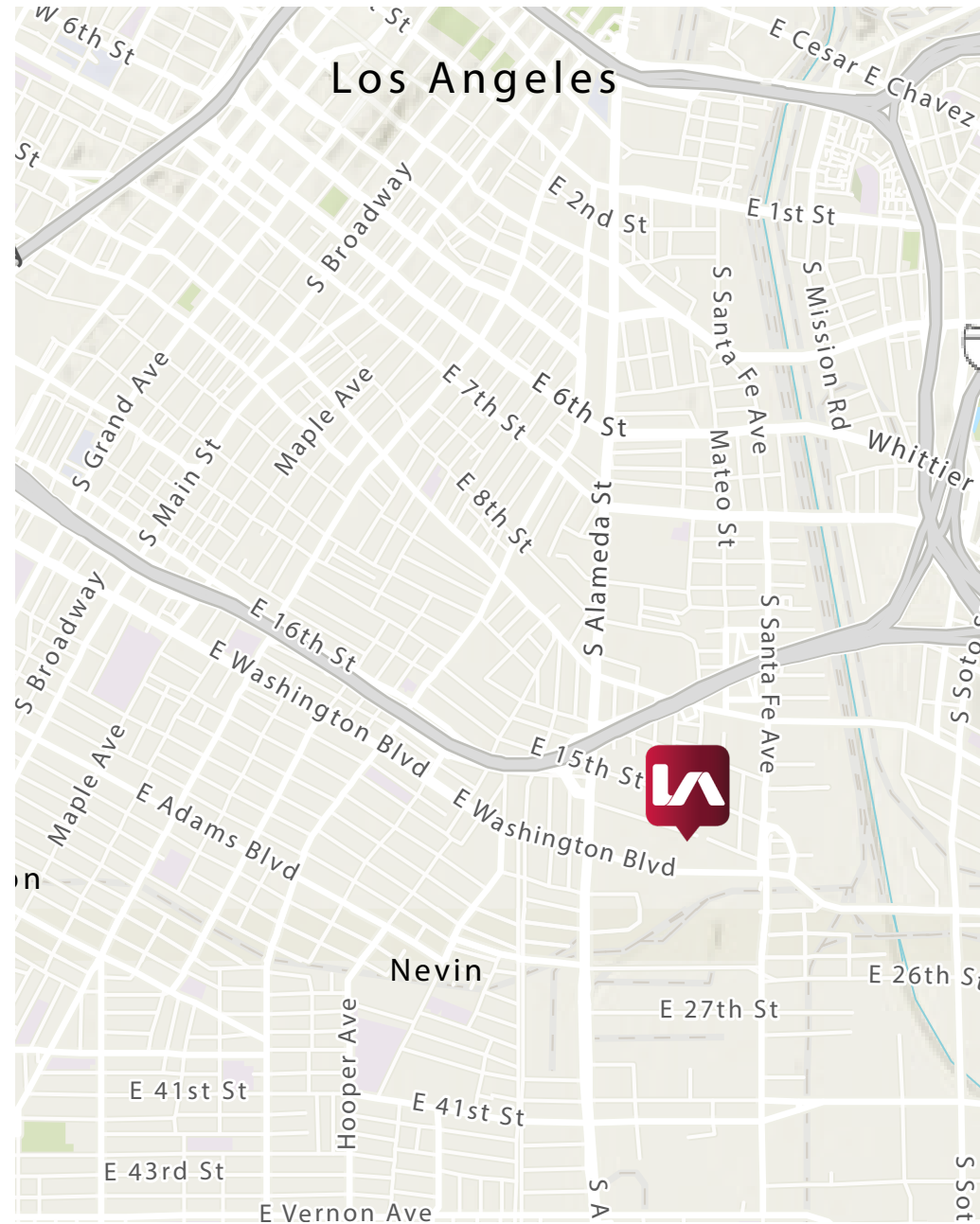
±9,480 SF Storage Warehouse



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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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.