

FOR SUBLEASE

2830

LUGO STREET

LOS ANGELES • CA 90023

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FIRST REALTY GROUP
COMMERCIAL REAL ESTATE SERVICES



±9,100 SQ. FT. OR ±10,210 SQ. FT. AVAILABLE
INDUSTRIAL/FLEX BUILDING

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PROPERTY HIGHLIGHTS

- SUBLEASE UNTIL 6/30/28 - SHORTER TERM POSSIBLE (CALL BROKER)
- GREAT LOCATION NEAR SOTO ST AND WASHINGTON BLVD
- ADJACENT TO CITY OF VERNON, MINUTES TO DOWNTOWN LA/ARTS DISTRICT
- HIGH IMAGE BUILDING - BUILT IN 2023
- HIGH CLEAR WAREHOUSE (30' CLEAR) WITH ACCESS TO 2 DH LOADING POSITIONS & GROUND LEVEL
- QUICK ACCESS TO 5, 10, 60, 101 & 710 FREEWAYS

ASKING LEASE RATE

\$1.45 PSF/MO MG

AVAILABLE SUMMARY

Unit Sizes:	±9,100 SF (w/ ±3,900 SF Offices) or ±10,210 SF (w/ ±2,710 SF Offices)
Land Size:	POL
Year Built:	2023
Parking:	TBD
Construction:	Concrete Tilt-Up
Clearance:	30'
Loading:	2 Dock High & 1 Ground Level (Shared)
Zoning:	M3-1-CUGU
Power:	TBD
Sprinklers:	Yes

Tenant should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, sprinkler capacity, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Tenant's product weight and product types and use, etc. Tenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Sprinkler/Racking Consultant, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Tenant in order for Tenant to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to waiver of any contingencies for a purchase. Broker also advises Tenant to obtain any required use permits and business licenses prior to waiver of Tenant contingencies and have their Attorney review any Purchase Contract prior to execution.

Armen Kazaryan MRED

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LEE-ASSOCIATES.COM

CORP ID 01125429











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2830 LUGO ST | LOS ANGELES



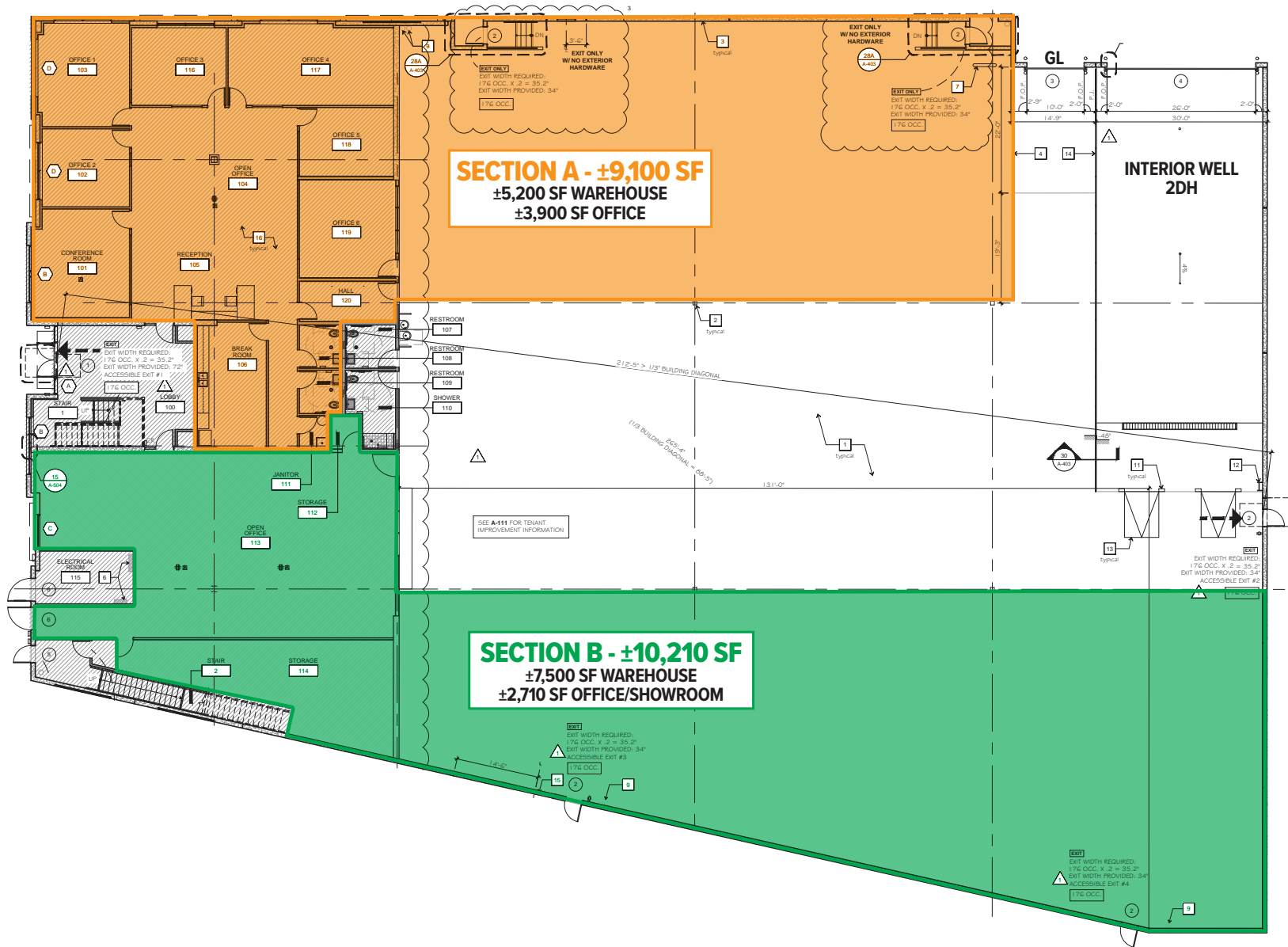








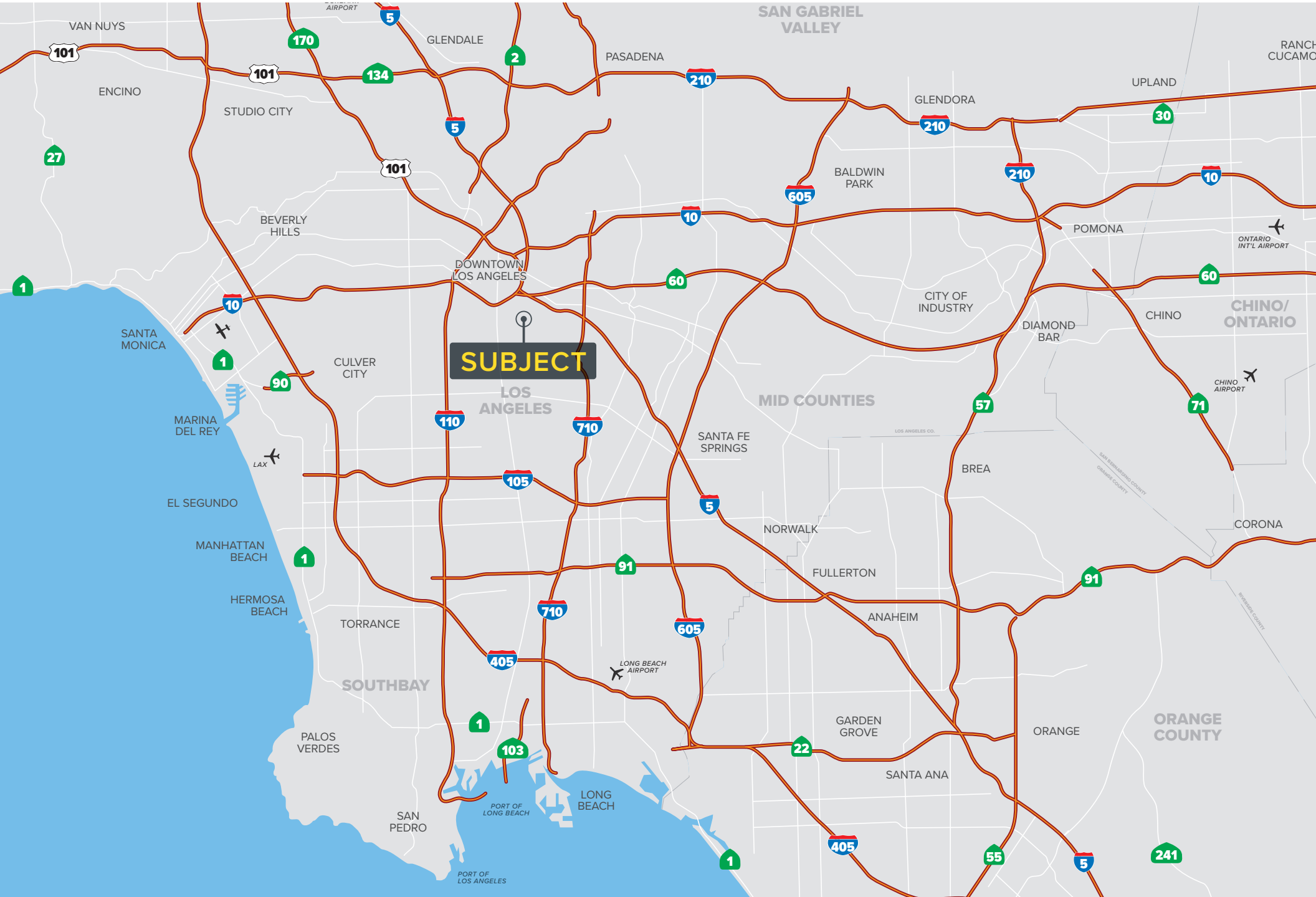
FLOOR PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate and must be verified by tenant.



SUBJECT



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