

# 3051 E MARIA ST

## AVAILABLE FOR SUBLEASE



### PROPERTY HIGHLIGHTS

- Warehouse Space for Sublease
- Offered at \$1.14/SF/Mo NNN (\$14,706/Mo) OpEx. \$0.36/SF/Mo.
- 1 DH Loading Door (12'x12') and 1 GL Loading Door (12'x12')
- 400 Amps, 240/480 Volts, 3 Phase
- 20' Warehouse Clearance
- Free Standing Building (+/- 12,900 SF)
- Available for Occupancy with 30 day notice
- Fully Fenced & Secured Yard
- Unincorporated LA County - LCM1.5
- Minutes to 710/91/405 Freeways
- 185' Truck Court - Perfect for Heavy Truck Loading



**\$14,706/Mo.**  
\$1.14/SF/Mo. NNN



**12,900 SF of Building**  
11,058 SF Yard



**1 DH Loading Door**  
1 GL Loading Door



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