

# FOR LEASE

±20,062 SF INDUSTRIAL BUILDING  
ON ±40,946 SF OF LAND

## H-4 ROOM PREVIOUSLY PERMITTED

\$1.29 PER SQUARE FOOT FOR THE FIRST YEAR OF RENT



2130 LEO AVENUE | COMMERCE | CA 90040

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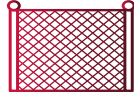


±20,062 SF INDUSTRIAL BLDG ON ±40,946 SF OF LAND

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Clean Free-Standing Building



Large Fenced Yard



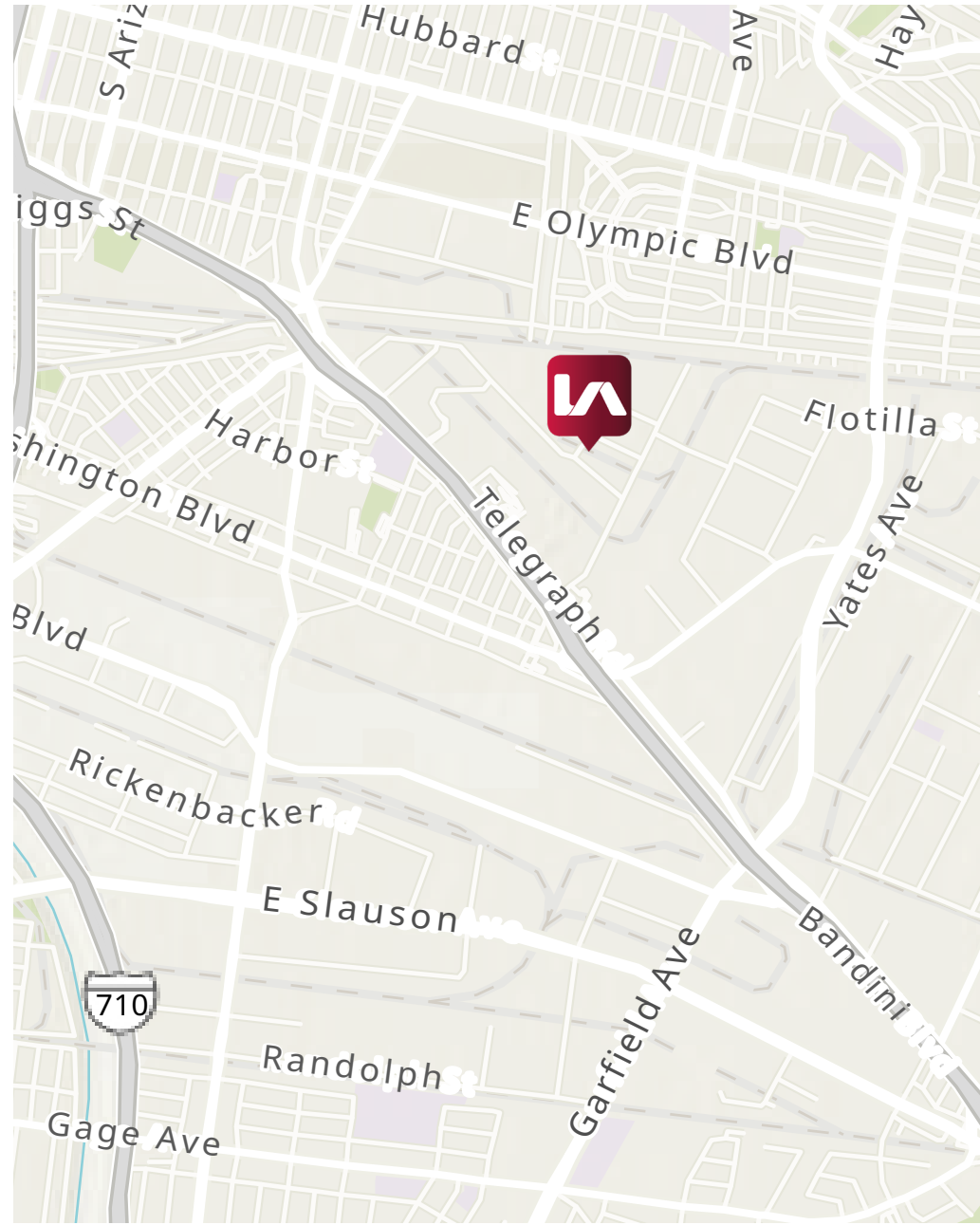
Close to Santa Ana (5) Freeway



2,500 SF H-4 Room Previously Permitted

## Property Information

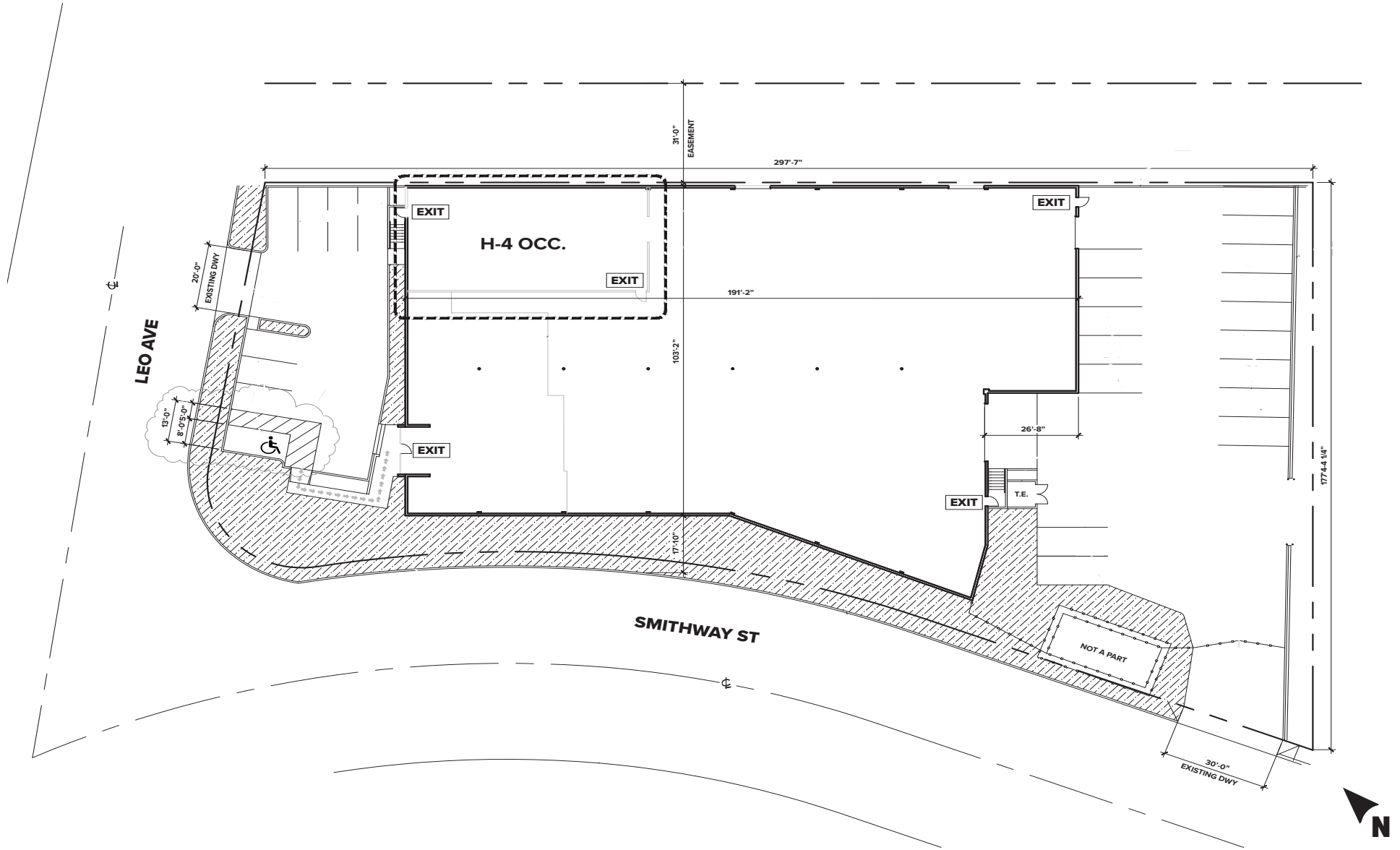
|                 |                     |                   |                                |
|-----------------|---------------------|-------------------|--------------------------------|
| Available SF    | ±20,062             | Parking Spaces    | 27                             |
| Minimum SF      | ±20,062             | Rail Service      | Yes - Union Pacific            |
| Clear Height    | 22'                 | GL Doors          | 1                              |
| Sprinklered     | Yes                 | DH Doors          | 2                              |
| Prop Lot Size   | ±40,946             | Construction Type | Concrete                       |
| Term            | Acceptable to Owner | Year Built        | 1980                           |
| Yard            | Fenced              | Specific Use      | Warehouse/<br>Distribution     |
| Office          | ±2,500              | Warehouse AC      | No                             |
| Restrooms       | 4                   | Zoning            | M2                             |
| Possession Date | Now                 | Market/Submarket  | LA Central                     |
| Vacant          | Yes                 | APN               | 6336-020-028                   |
| For Sale        | No                  | Power             | A: 400 V: 277-480<br>O: 3 W: 4 |



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## SITE PLAN



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

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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.