

FOR LEASE
253,318 SF

3690 UNION PACIFIC AVENUE
LOS ANGELES, CA 90023



BRAND NEW **STATE OF THE ART**
FREESTANDING BUILDING
WITH **LARGE FENCED & SECURED YARD**



NEWMARK



**CLARION
PARTNERS**

A Franklin Templeton Company



REDA

REAL ESTATE DEVELOPMENT ASSOCIATES

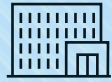
3690unionpacific.com

3690 UNION PACIFIC AVENUE

LOS ANGELES, CA 90023



For Lease: 253,318 SF



Class 'A' Brand New
Freestanding Building
with Large Fenced &
Secured Yard



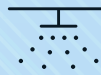
6,794 SF (Two-Story)
Executive Offices
More Possible



35 Dock High Positions
40,000 LB Pit Levelers, Z Guards
& Outlets At All Positions
2 Ground Level Doors



36' Clearance



ESFR K-25 Sprinklers



2,000 Amps
Expandable to 4,000 Amps



100% Concrete Fenced
& Secured Yard
185' Truck Court



142 Auto Parking Stalls
41 Trailer Parking Stalls
More Possible



50' x 56' Column Spacing
60' Deep Speed Bays



8" Reinforced Concrete
Slab



5 EV Charging Stations
Installed



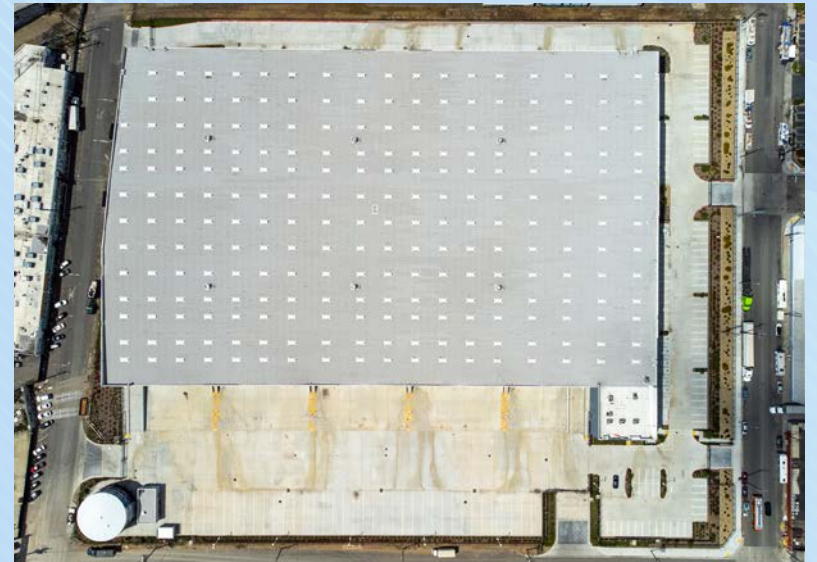
LEED Certified



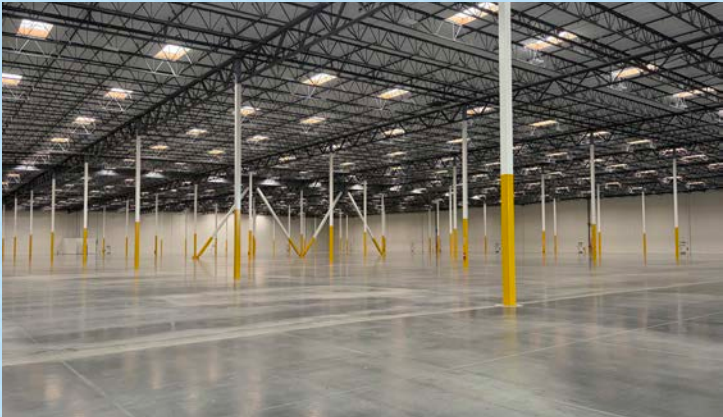
2.5% Skylights



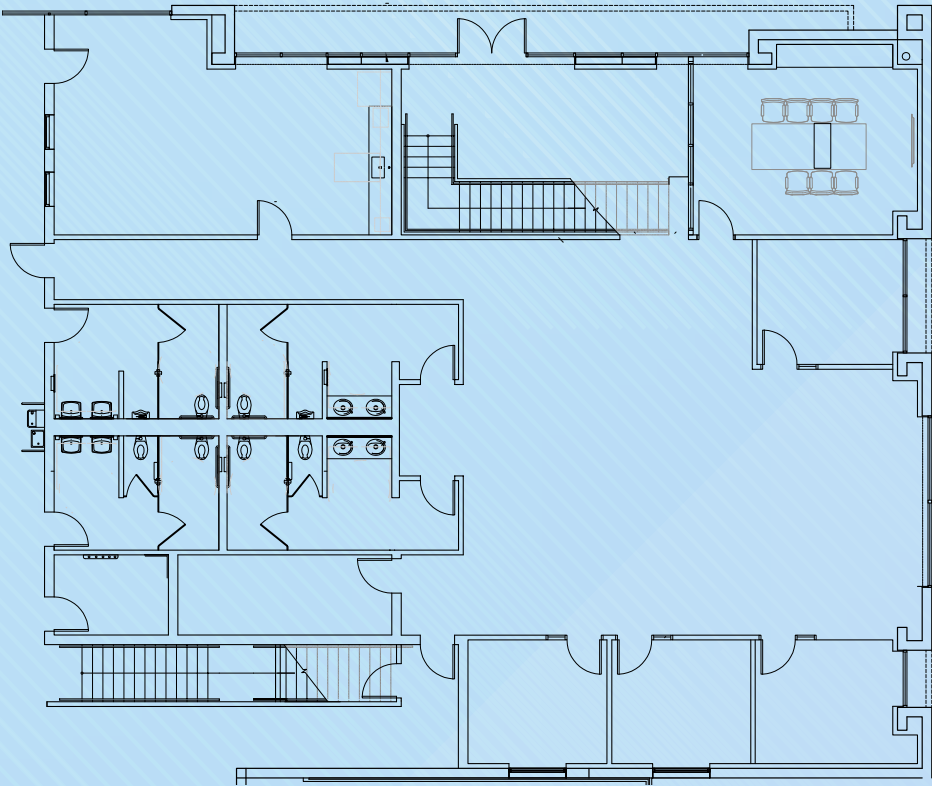
Direct Freeway Access:
(5), (60), (710) & (10)



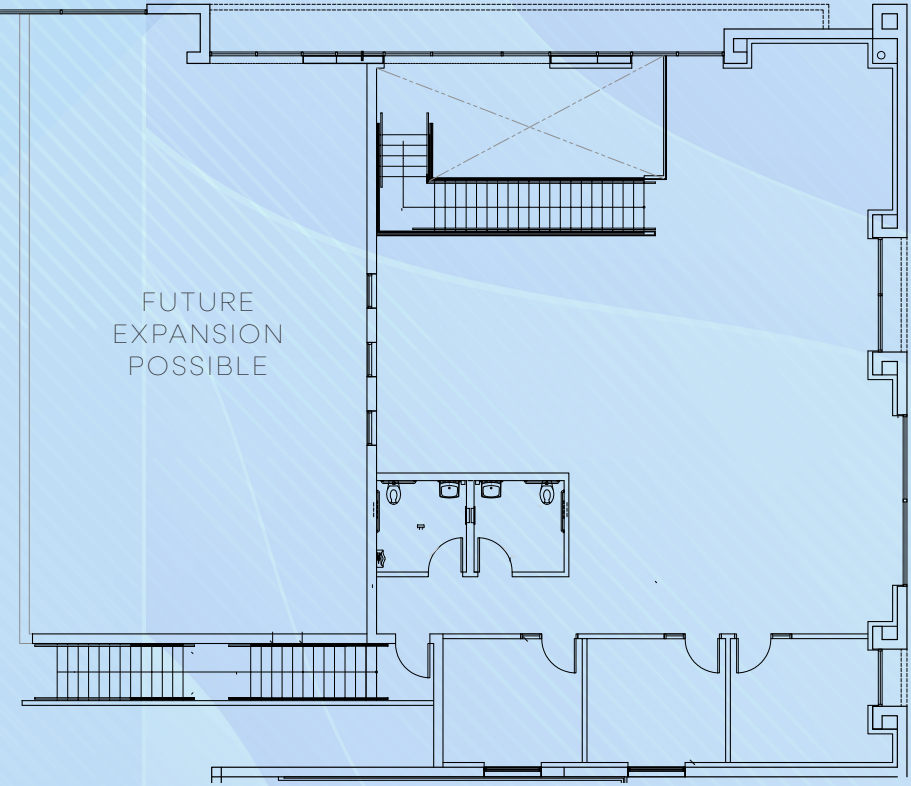
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GROUND LEVEL OFFICE (4,372 SF)

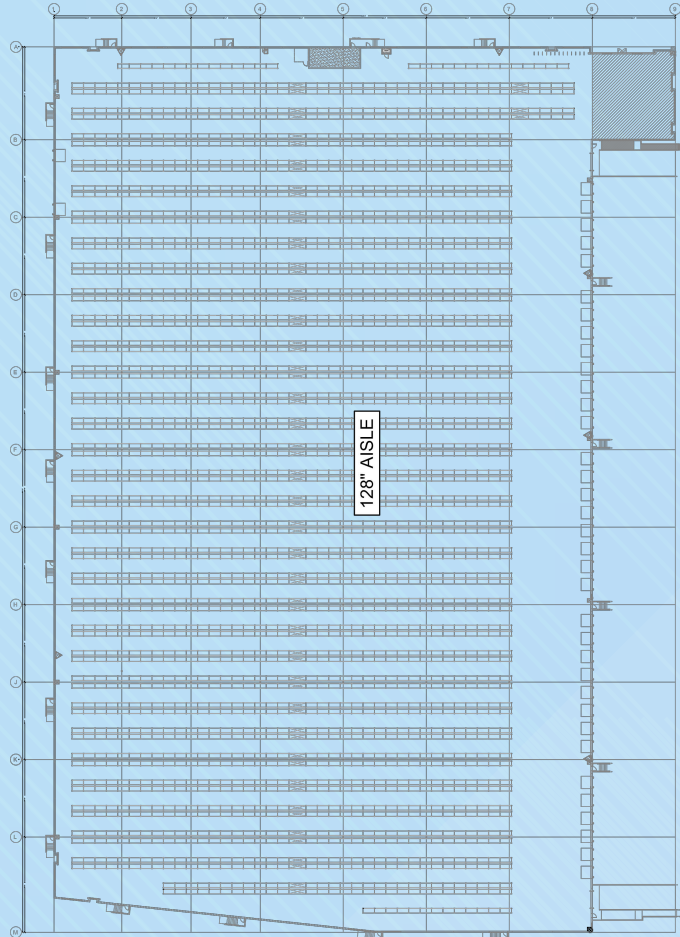


MEZZANINE OFFICE (2,422 SF)

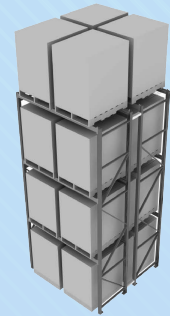
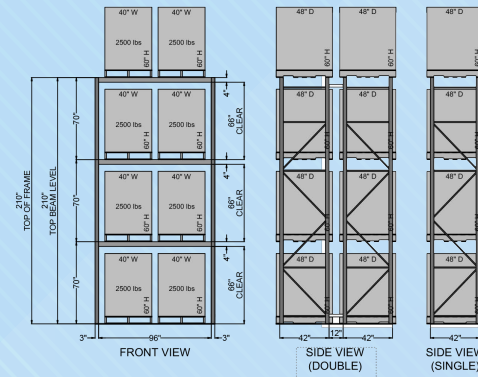
RACKING PLAN

3690 UNION PACIFIC AVENUE

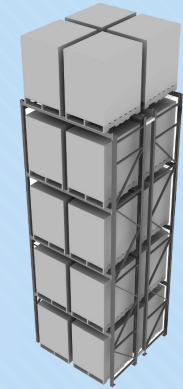
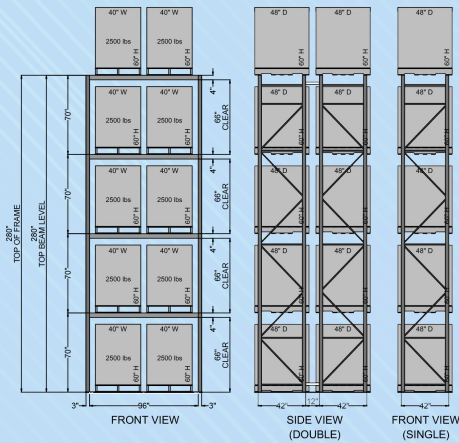
LOS ANGELES, CA 90023



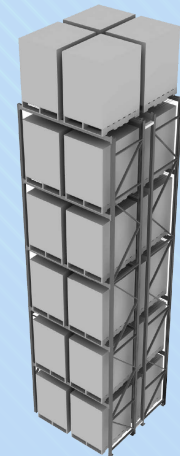
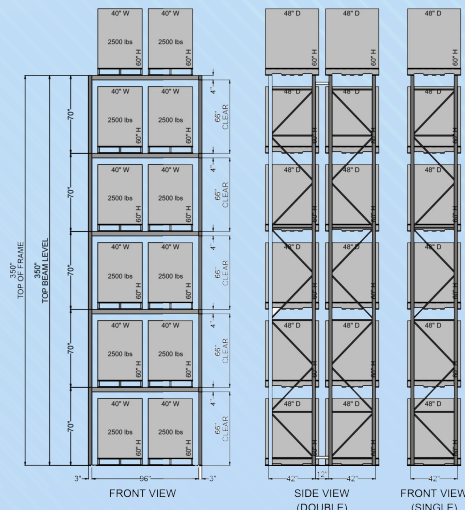
60" Tall Pallets, 28' Clear
19,688 Total Pallet Positions



60" Tall Pallets, 32' Clear
24,706 Total Pallet Positions



60" Tall Pallets, 36' Clear
29,724 Total Pallet Positions



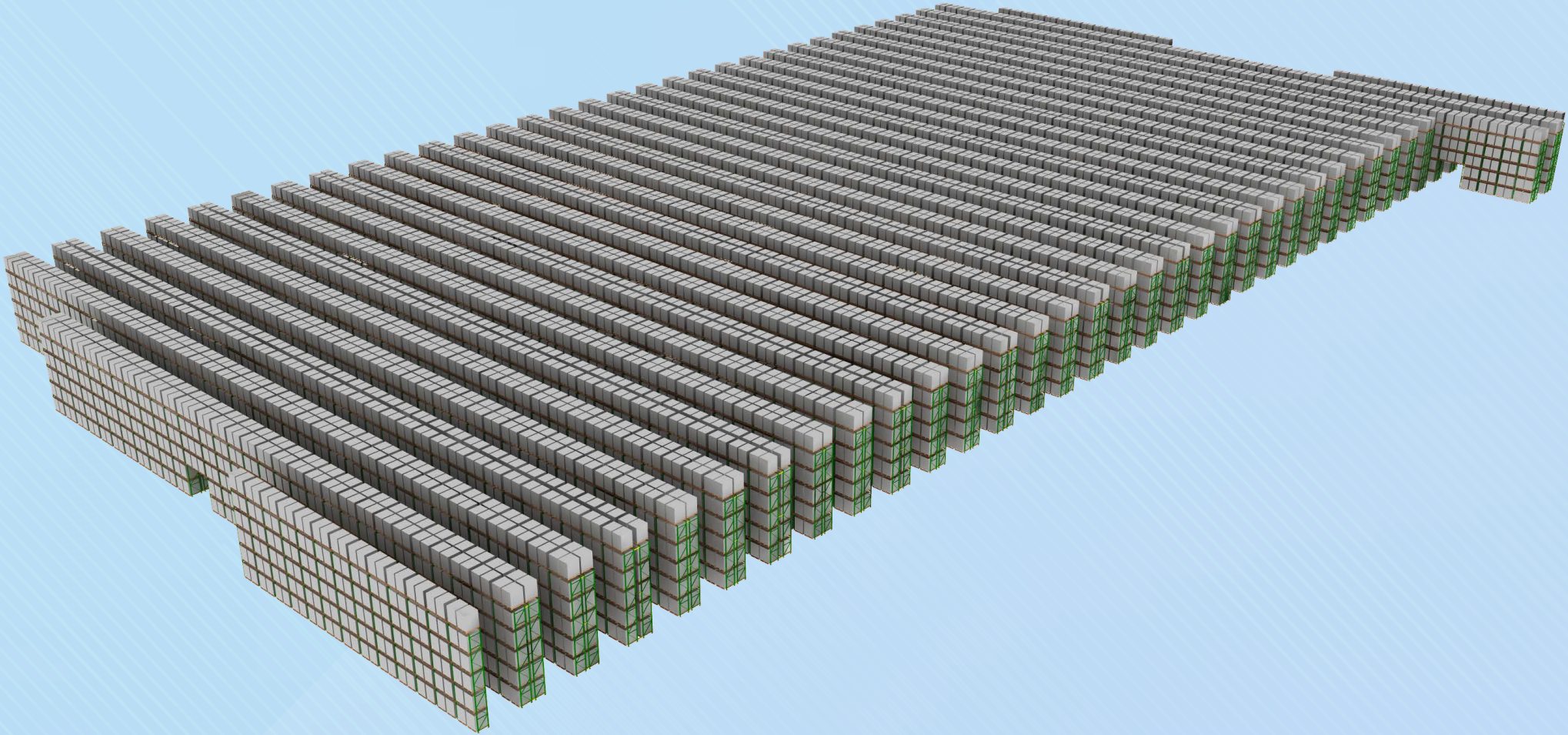
RAYMOND WEST
 INTRALOGISTICS SOLUTIONS

FOR MORE INFORMATION, CONTACT:

Greg Hanoian
 562.447.5891
greg.hanoian@raymondwest.com

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CONCEPTUAL RACKING FLOOR PLAN
3690 UNION PACIFIC AVENUE
LOS ANGELES, CA 90023



RAYMOND | **WEST**
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● = FREEWAY ENTRANCE / EXIT



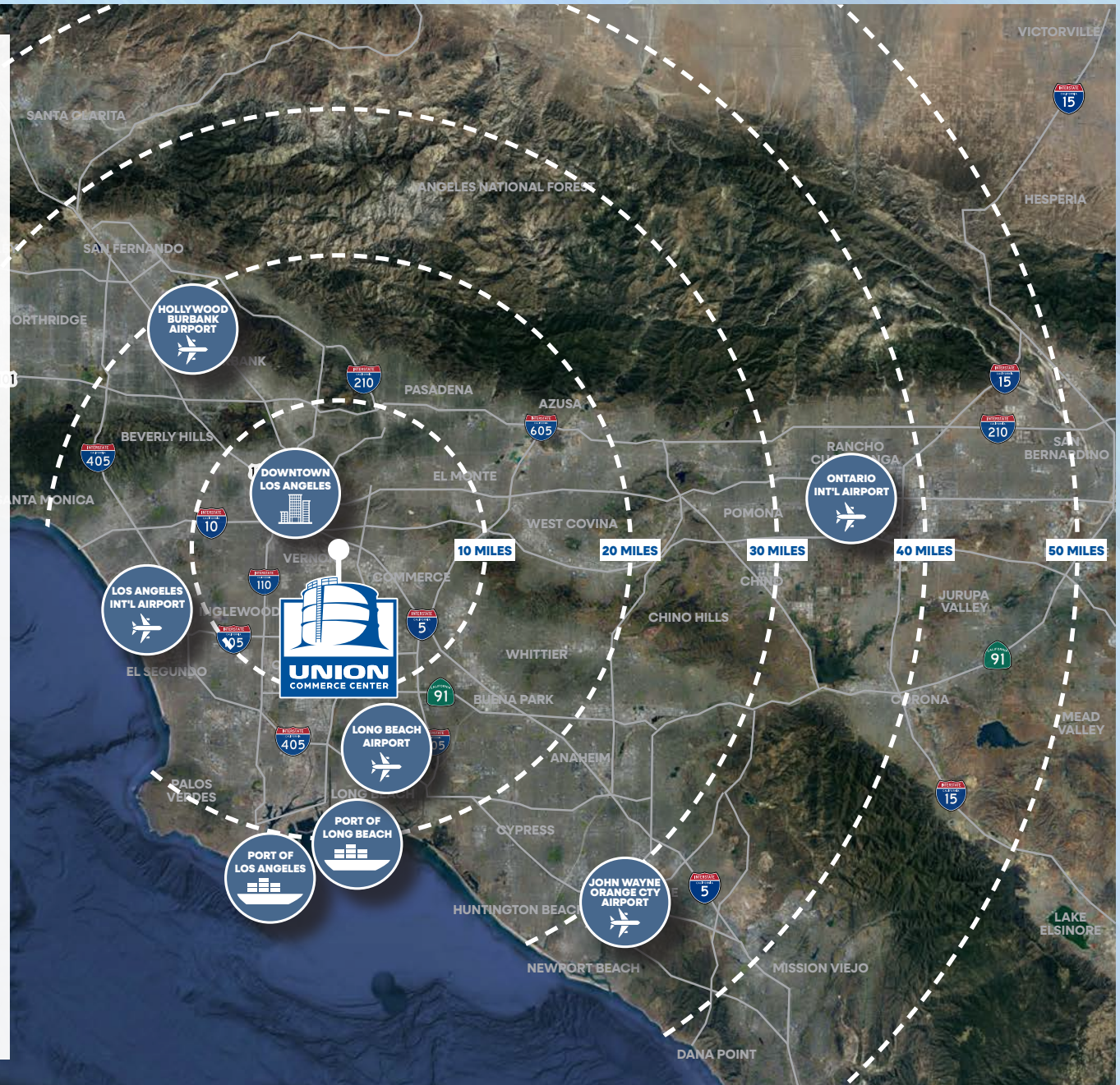
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DISTANCE TO / FROM



(5) FREEWAY	0.6 MILES
(60) FREEWAY	1.3 MILES
(710) FREEWAY	1.5 MILES
(10) FREEWAY	2.5 MILES
(110) FREEWAY	5.5 MILES
DOWNTOWN LOS ANGELES	5.0 MILES
HOLLYWOOD BURBANK AIRPORT	17.5 MILES
LOS ANGELES INT'L AIRPORT	21 MILES
LONG BEACH AIRPORT	21 MILES
PORT OF LONG BEACH	21 MILES
PORT OF LOS ANGELES	23 MILES
JOHN WAYNE ORANGE COUNTY AIRPORT	36 MILES
ONTARIO INT'L AIRPORT	39 MILES



FOR MORE INFORMATION, PLEASE CONTACT:

JEFF SANITA

Executive Managing Director
t 310-491-2003
jeff.sanita@nmrk.com
CA RE Lic. #01242202

JOHN MCMILLAN

Vice Chairman
t 310-491-2048
john.mcmillan@nmrk.com
CA RE Lic. #01103292

JD VOGELZANG

Associate Director
t 310-491-2007
jd.vogelzang@nmrk.com
CA RE License #02176692

DANNY WILLIAMS

Executive Managing Director
t 310-491-2061
danny.williams@nmrk.com
CA RE Lic. #01776416

CONNOR REEVES

Senior Managing Director
t 310-491-2088
connor.reeves@nmrk.com
CA RE Lic. #01983477

ANDREW CONROY

Transaction Manager
t 310-491-2085
andrew.conroy@nmrk.com
CA RE Lic. #02143325



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