

FOR LEASE
2615
S SANTA FE AVE

VERNON • CA 90058

Downtown LA

NOW VACANT!
REFURBISHMENT COMPLETE

±10,492 SQ. FT. INDUSTRIAL UNIT
OUTSTANDING MULTI-TENANT FACILITY NEAR DTLA

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PRICING SUMMARY:
LEASE RATE ► \$1.50 PSF GROSS

- FREE RENT AVAILABLE - CALL BROKER TO DISCUSS TERMS
- SANTA FE INDUSTRIAL CENTER
- ADJACENT TO SANTA FE PLAZA RETAIL DEVELOPMENT & E 26TH STREET
- OUTSTANDING MULTI-TENANT FACILITY NEAR DTLA
- CLOSE TO 10, 5 AND 60 FREEWAY ACCESS
- 26' MIN CLEARANCE
- 2 DOCK HIGH LOADING DOORS; 1 GROUND LEVEL DOOR
- GREAT FOR MANUFACTURING / FLEX / WHOLESALE
- 13 CAR PARKING
- IMMEDIATE OCCUPANCY

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.

Jim Halferty

Principal | LIC NO 01212024

jhalferty@lee-associates.com
323.767.2113

Mike D. Smith

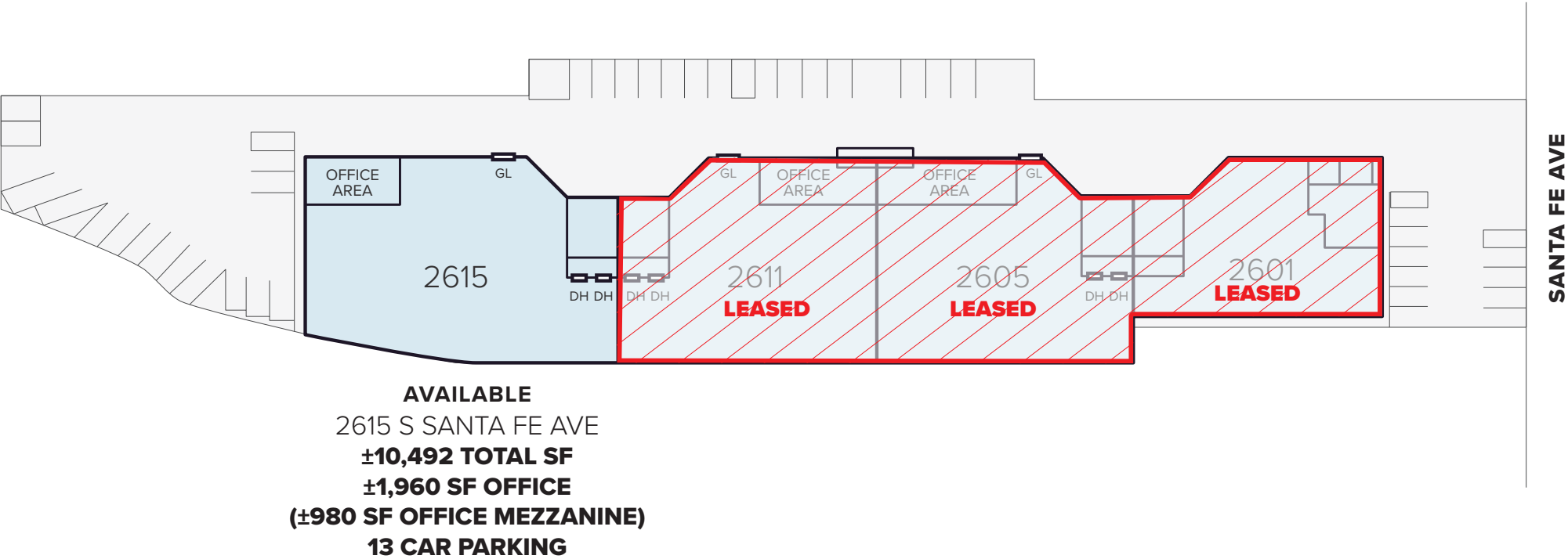
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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates | Los Angeles Central
5675 Telegraph Rd, Ste 300, Commerce, CA 90040

LEE-ASSOCIATES.COM
CORP ID 01125429



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

FOR LEASE | **±10,492 SF OF INDUSTRIAL/FLEX UNIT/WHOLESALE**

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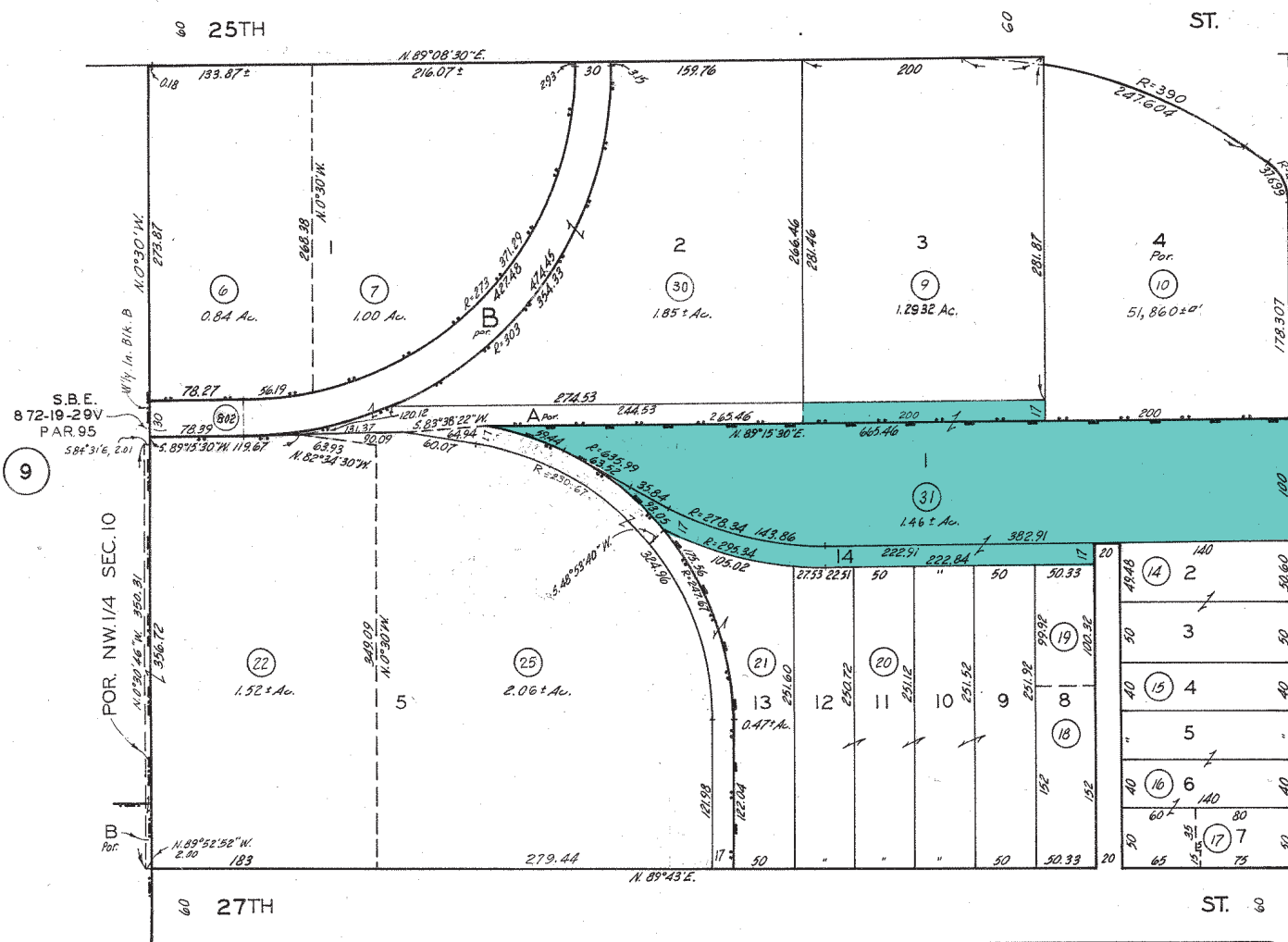
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CODE

10716

FOR PREV. ASSM'T SEE:
6301-8&9
6302-9

HUNTINGTON INDUSTRIAL TRACT

M.B. 6-10

T. 2 S., R. 13 W.

TRACT NO. 7269

M.B. 78-21

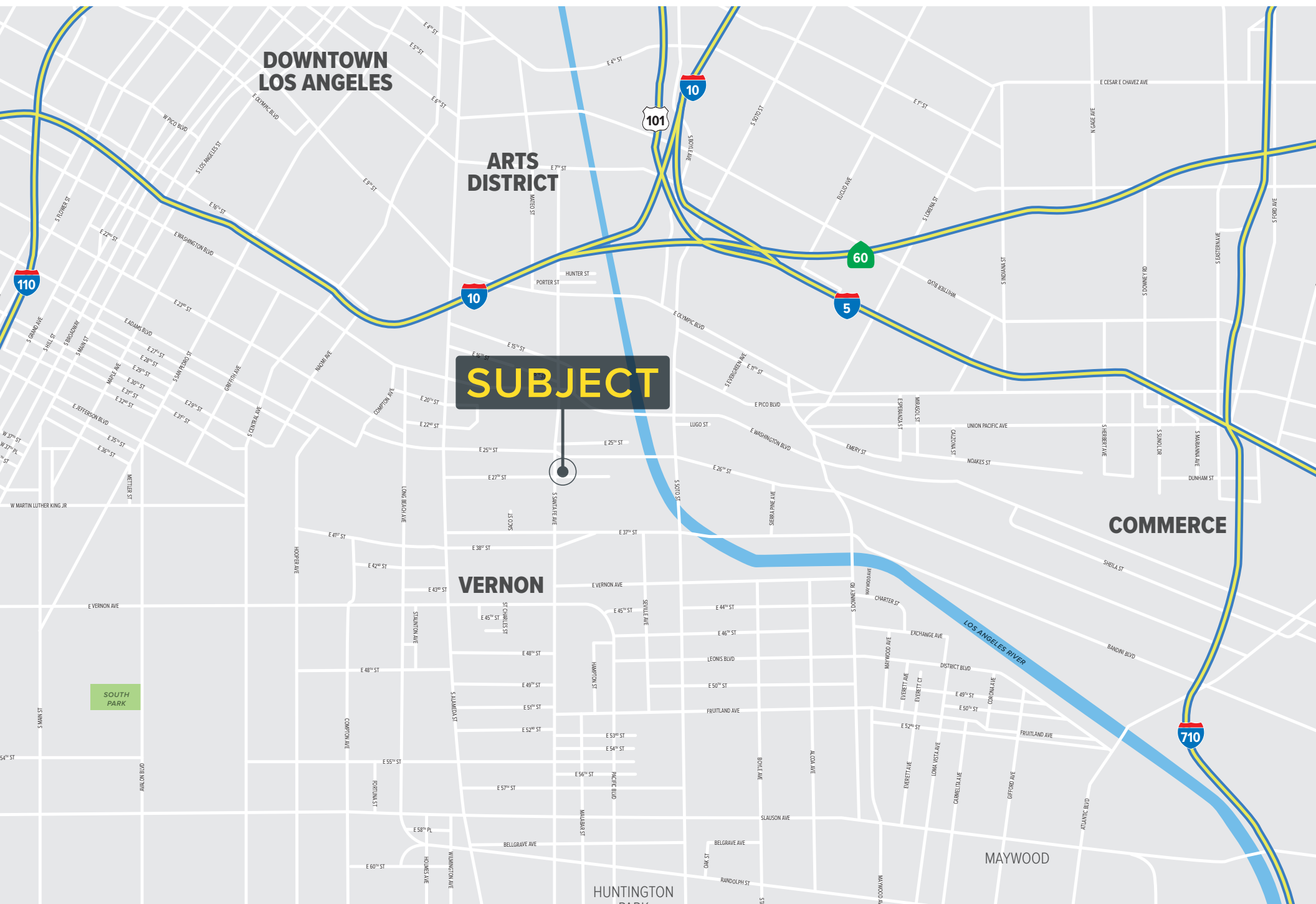
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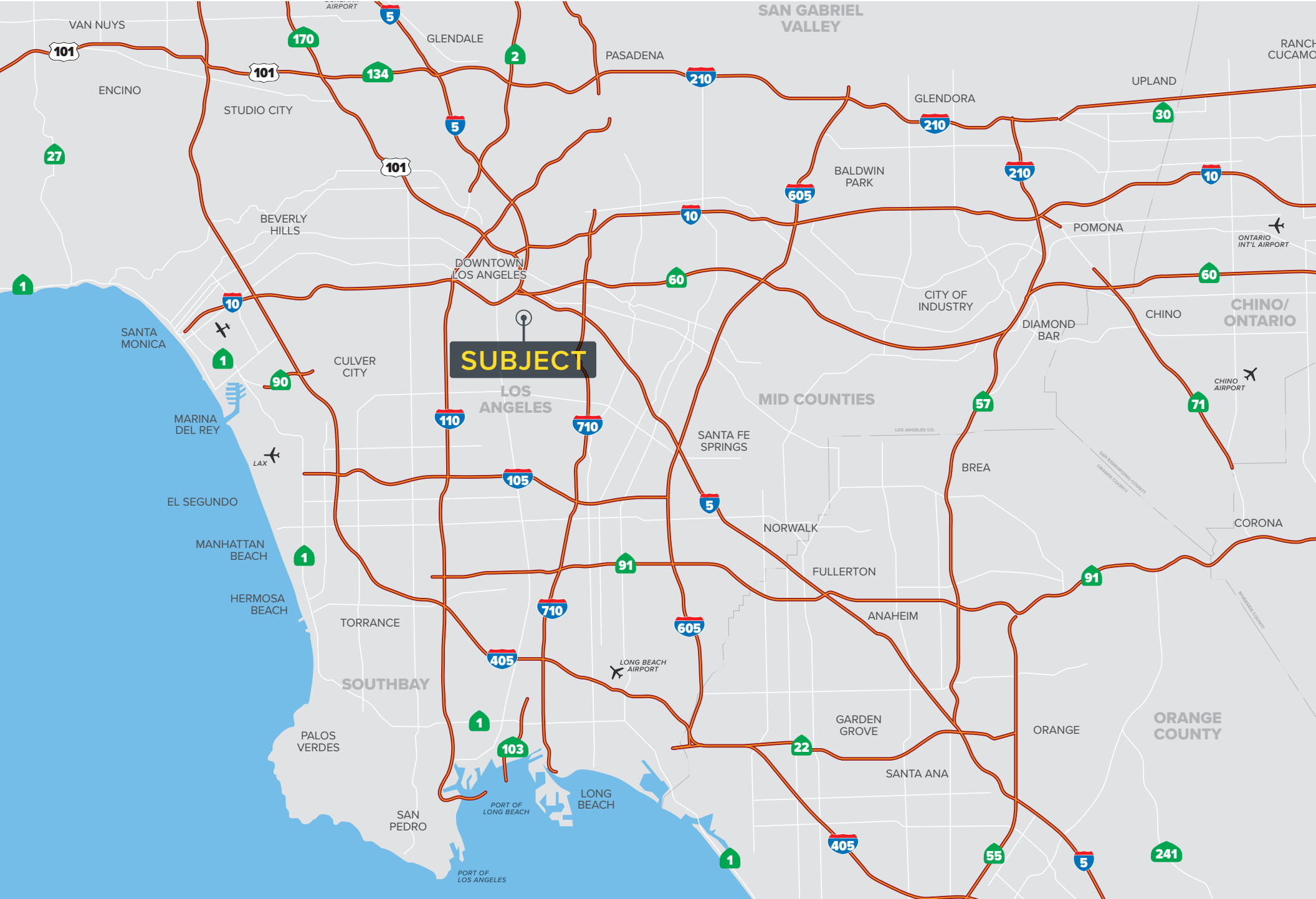
M.B. 20-80

TRACT NO. 5562

M.B. 61-22

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.





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