

# For Lease

13,475 SF Turn-key Cold Storage &  
Food Processing Headquarters



1100 S. Santa Fe Avenue, Los Angeles, CA

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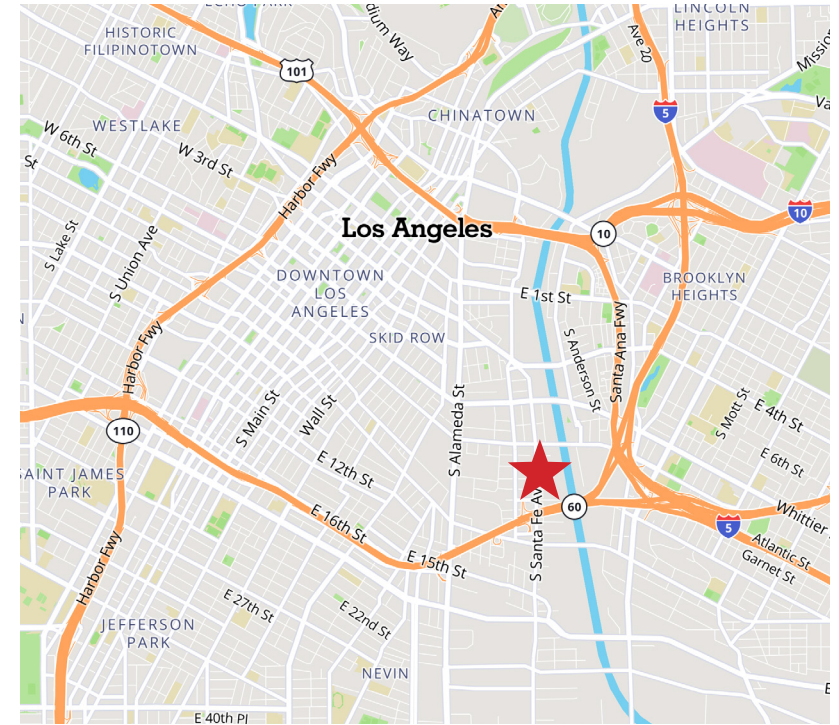
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**AVISON  
YOUNG**

## Property Details

<b>Address</b>	1100 S Santa Fe Avenue, Los Angeles, CA
<b>Asking Lease Rate</b>	\$2.50 PSF Net / \$33,687.50 (Mo)
<b>Building Size</b>	13,475 SF
<b>Floor 1:</b>	10,375 SF
<b>Floor 2:</b>	3,100 SF
<b>Lot Size</b>	17,311 SF
<b>DH Loading</b>	Two (2) loading positions on external loading dock
<b>GL Loading</b>	One (1)
<b>Clear Height</b>	24'
<b>Power</b>	1,600 amps, 120/240v, 3p, 4w
<b>Sprinklered</b>	Calculated sprinkler
<b>Yard</b>	Paved and secured
<b>Parking</b>	18 spaces
<b>Cooling System</b>	High-grade seafood processing and distribution facility with fully racked deep freezer and cooler, temperature controlled processing and staging rooms



## Property Highlights



### TURN-KEY

Cold storage & food processing headquarters. Perfect for seafood or other food processing user



### ULTRA LOW FREEZER

±2,931 SF, 18' clear ceiling height  
Custom automatic door  
(Evap. Temp. Range -40°F - 0°F)



### COOLER

±900 SF



### TEMPERATURE CONTROLLED PROCESSING AND STAGING ROOMS

Processing room and staging area are both temperature controlled



### HEAVY POWER

1,600 amps, 120/240v



### METAL OUTDOOR CANOPY

Brand new wrought iron frame with metal roof



### NEW 2ND STORY OFFICE

Approximately 3,100 SF



### CENTRAL DOWNTOWN LOS ANGELES LOCATION

Two blocks away from the 10 Freeway on ramp with immediate access to the 110, 60, 5, 101 and 710 Freeways



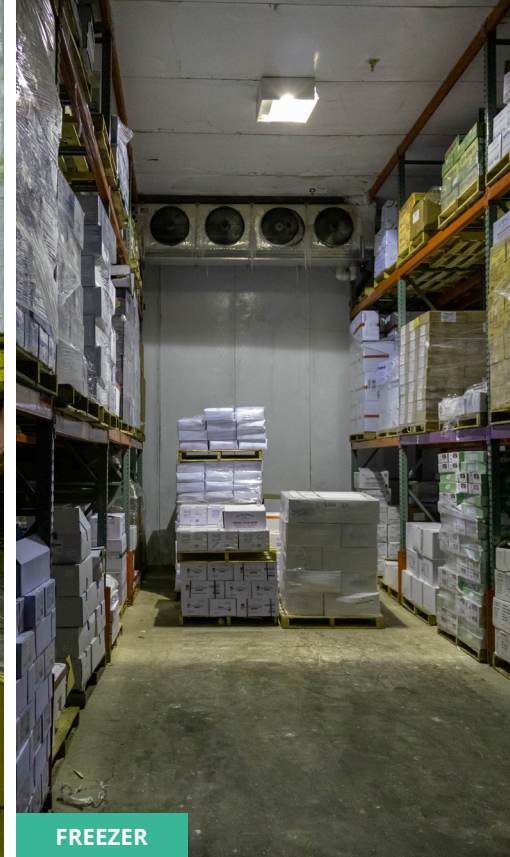
# FREEZER & COOLER



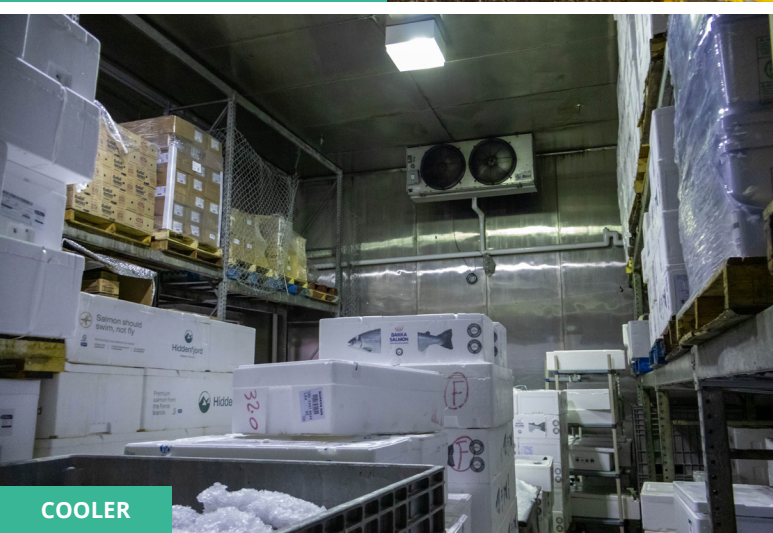
CUSTOM AUTO FREEZER DOOR



FREEZER



FREEZER



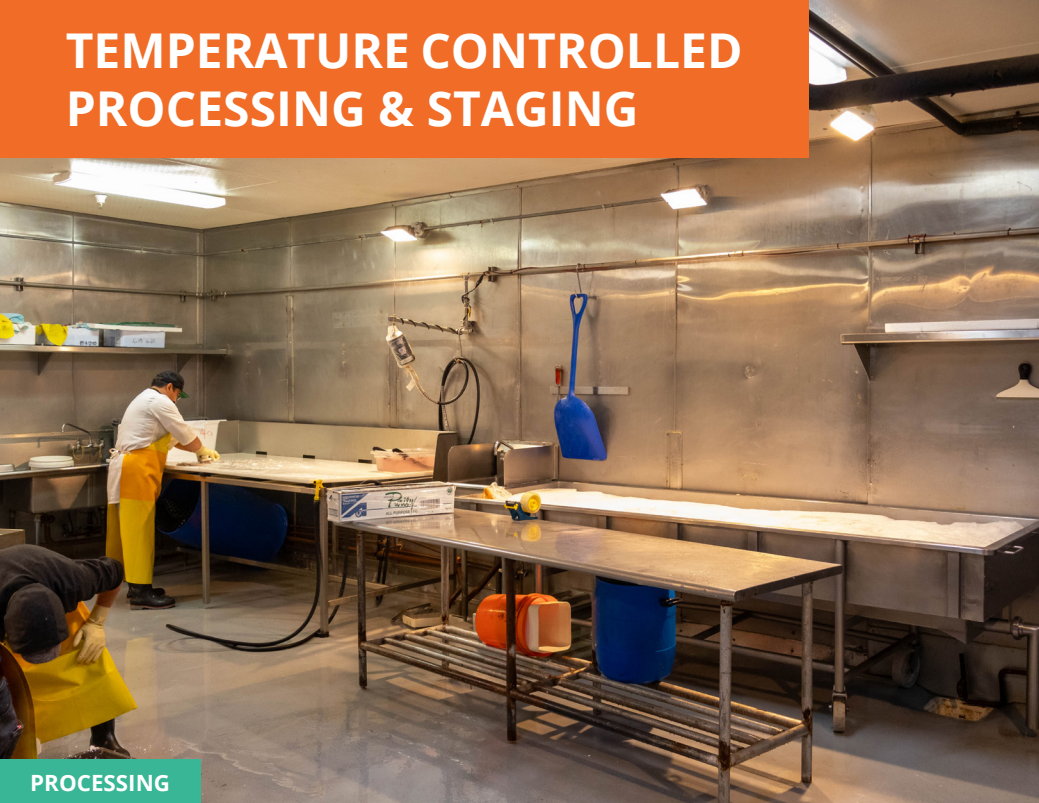
COOLER



FREEZER



# TEMPERATURE CONTROLLED PROCESSING & STAGING



PROCESSING



SHIPPING & RECEIVING



STAGING



STAGING

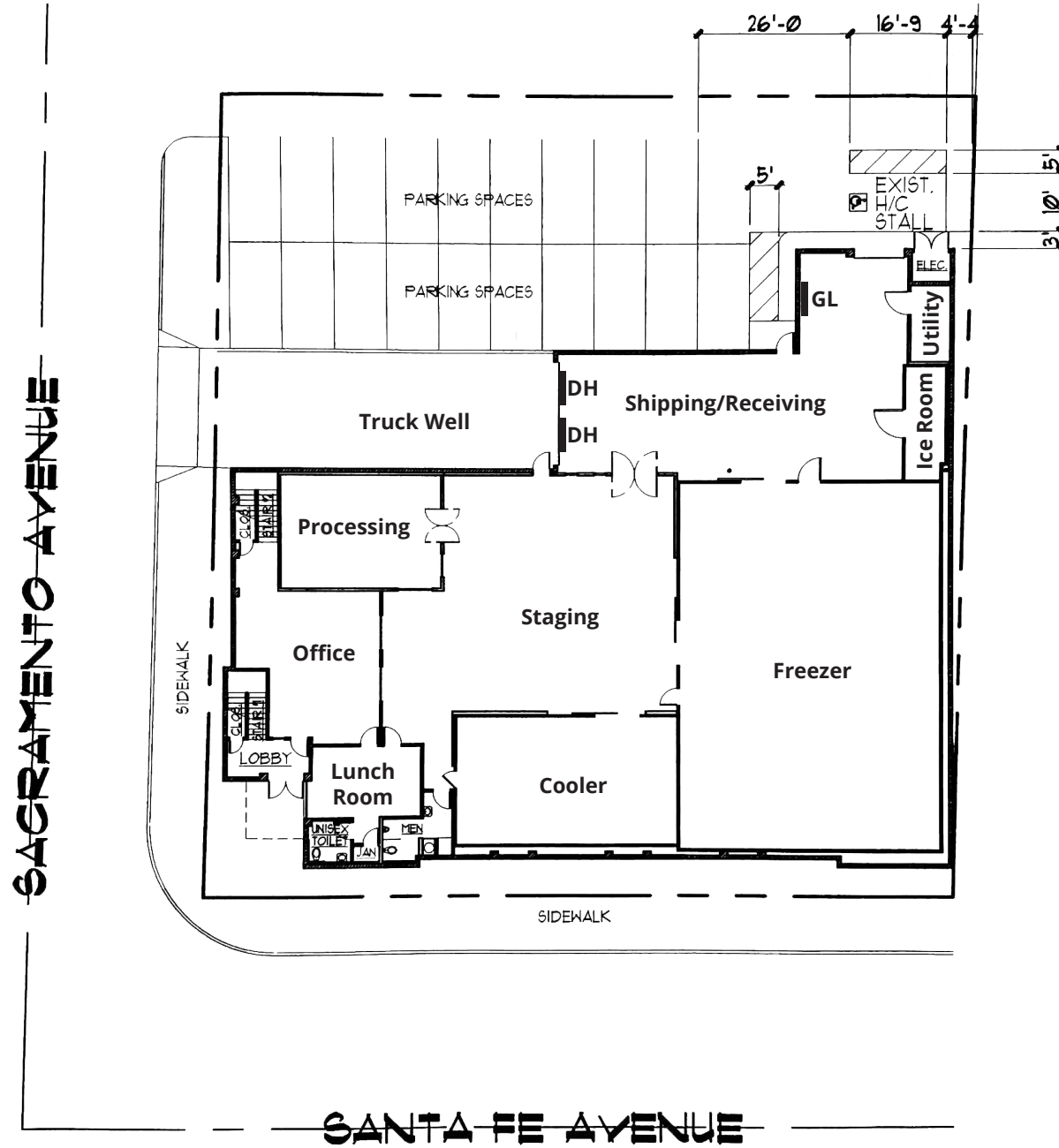


# EXTERIOR & OFFICE

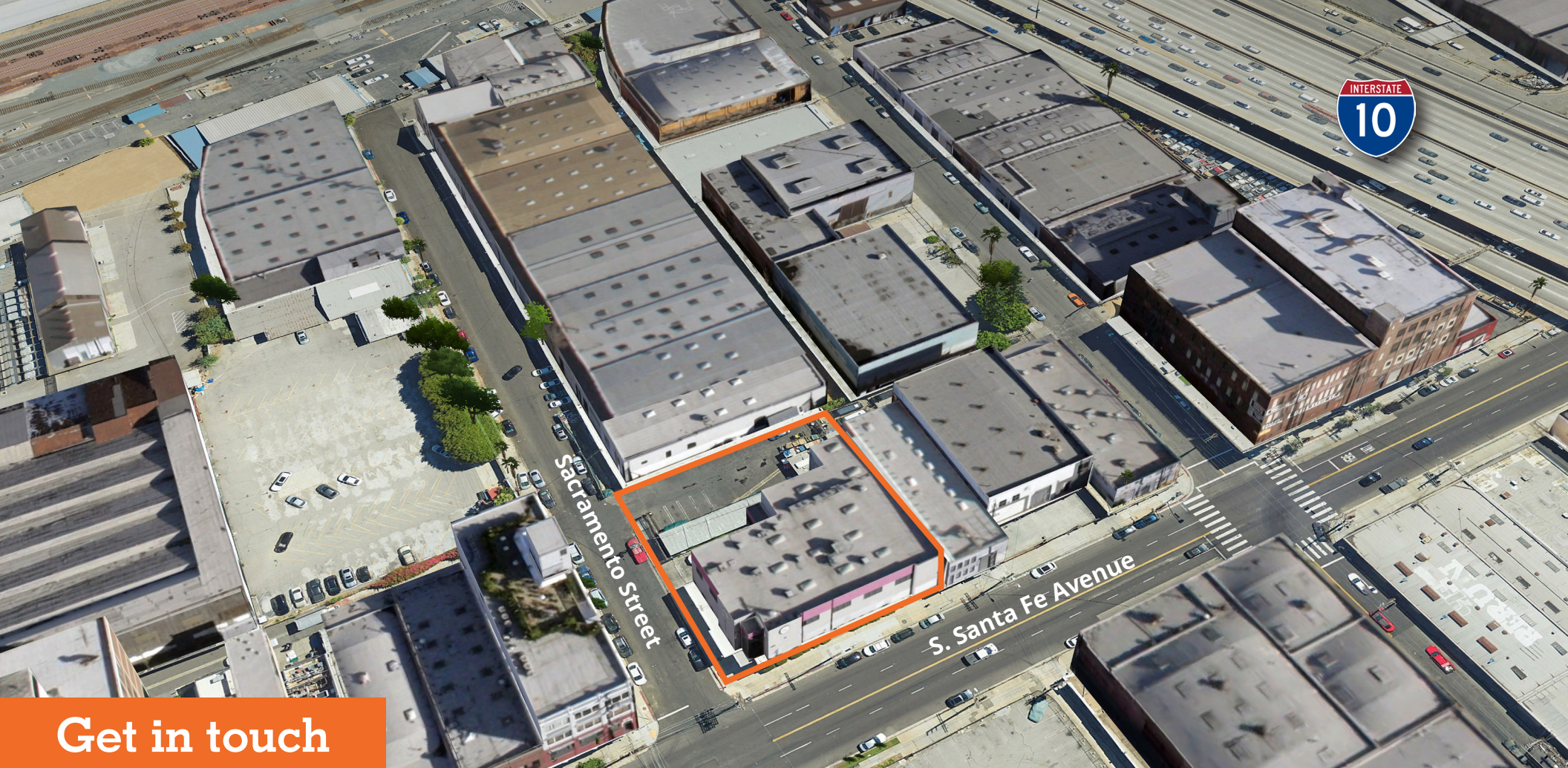




# Site Plan







Get in touch

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