



93,202 SF AVAILABLE FOR LEASE

1175 Aviation Place, San Fernando, CA

DISTRIBUTION/LIGHT MANUFACTURING BUILDING

Offers Immediate Access to Major Freeways and Local Amenities

Building Features

1175 AVIATION PLACE



Lease Rate
\$1.70 NNN +
Op. Ex. \$0.33



Clear Height
24'



Zoning
M2



Dock High
Positions and Doors
17



Power
Up to 3,000 Amps,
277/480 Volts capacity



Office SF
5,057 SF



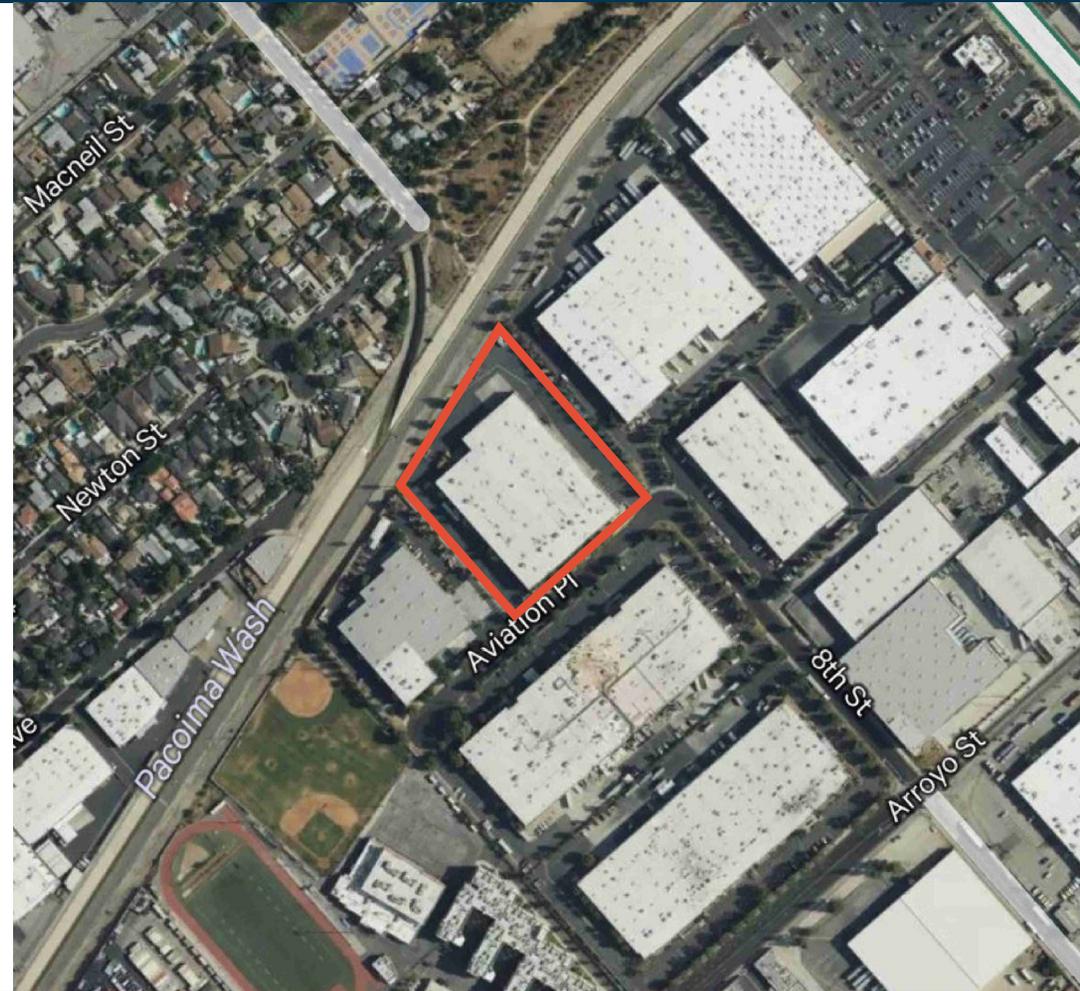
9 DH Doors*
20 x 14



Available SF
93,202 SF



Warehouse
88,145 SF



DISTRIBUTION/LIGHT MANUFACTURING BUILDING

PROPERTY HIGHLIGHTS

- Up to 3,000 Amps, 277/480 Volts capacity
- Immediate Access to 5, 210, 405 and 118 Freeways
- Institutionally Owned by Rexford Industrial
- Terrific Location with Nearby Retail Amenities
- 17 Dock High Positions and Doors
- 9 DH* (20 x 14)

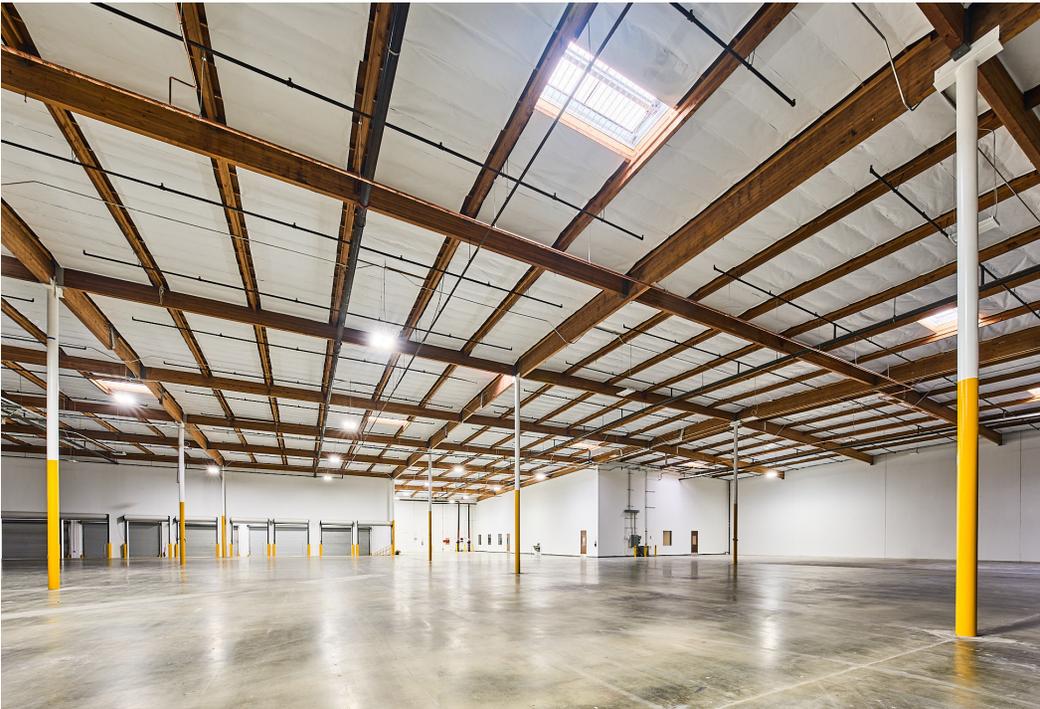
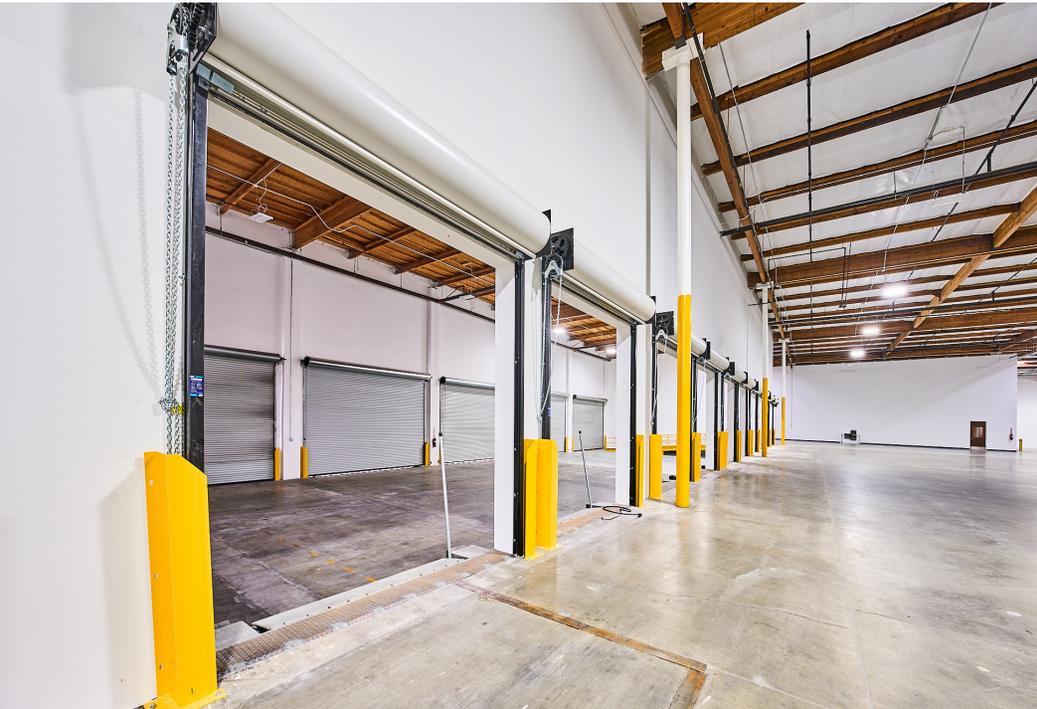
*One (1) Ground level door access via metal ramp

Property Photos

1175 AVIATION PLACE

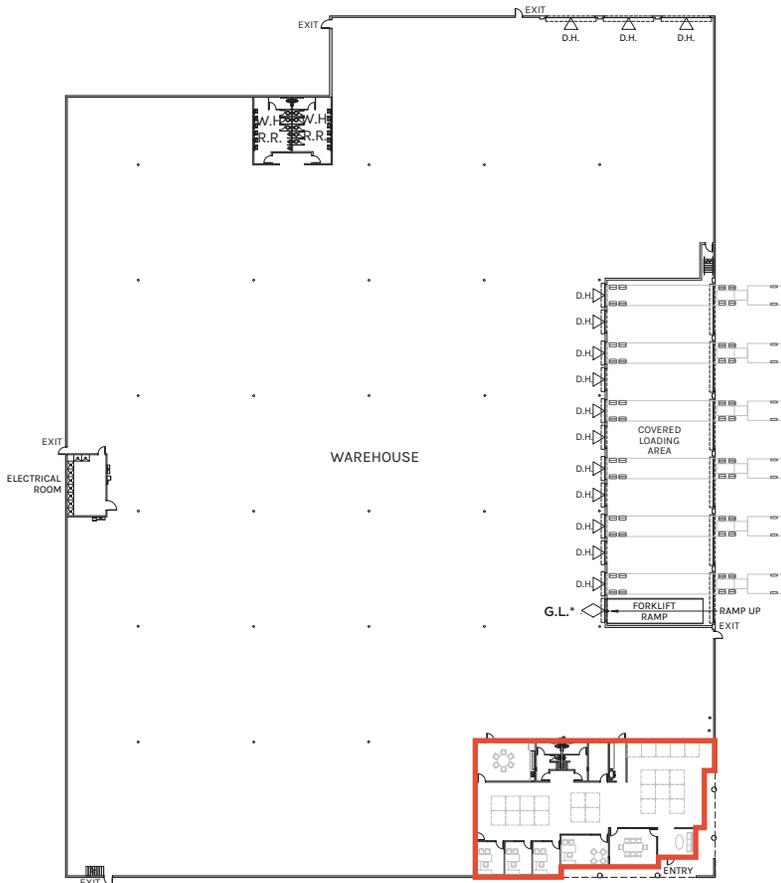




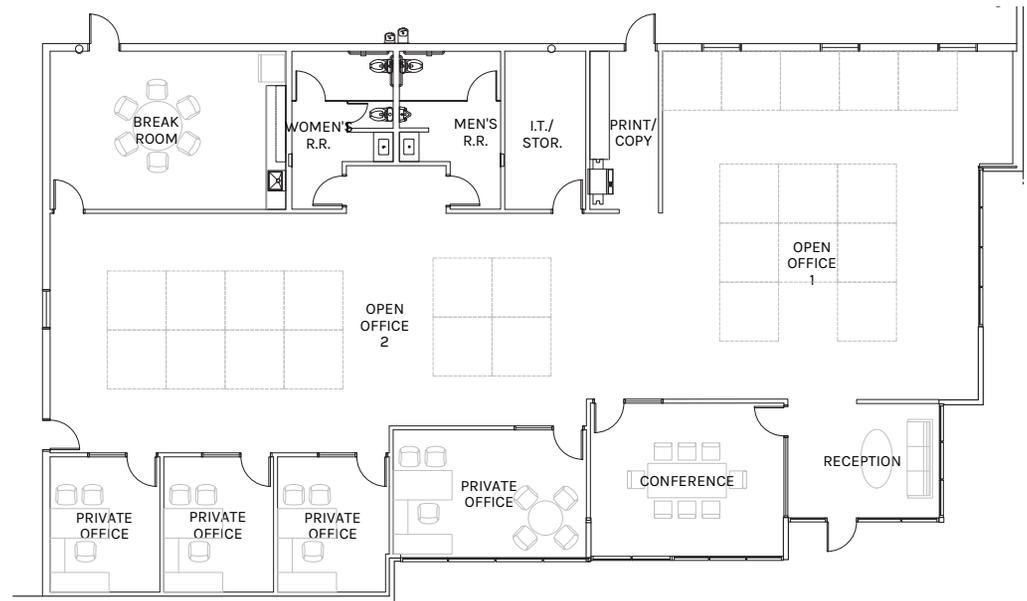




OVERALL FLOOR PLAN 93,202 SF



OFFICE PLAN 5,057 SF



WAREHOUSE:	88,145 SF
OFFICE	5,057 SF
TOTAL:	93,202 SF

*One (1) Ground level door access via metal ramp
Nine (9) DH Doors and Seventeen (17) Dock High Positions and Doors



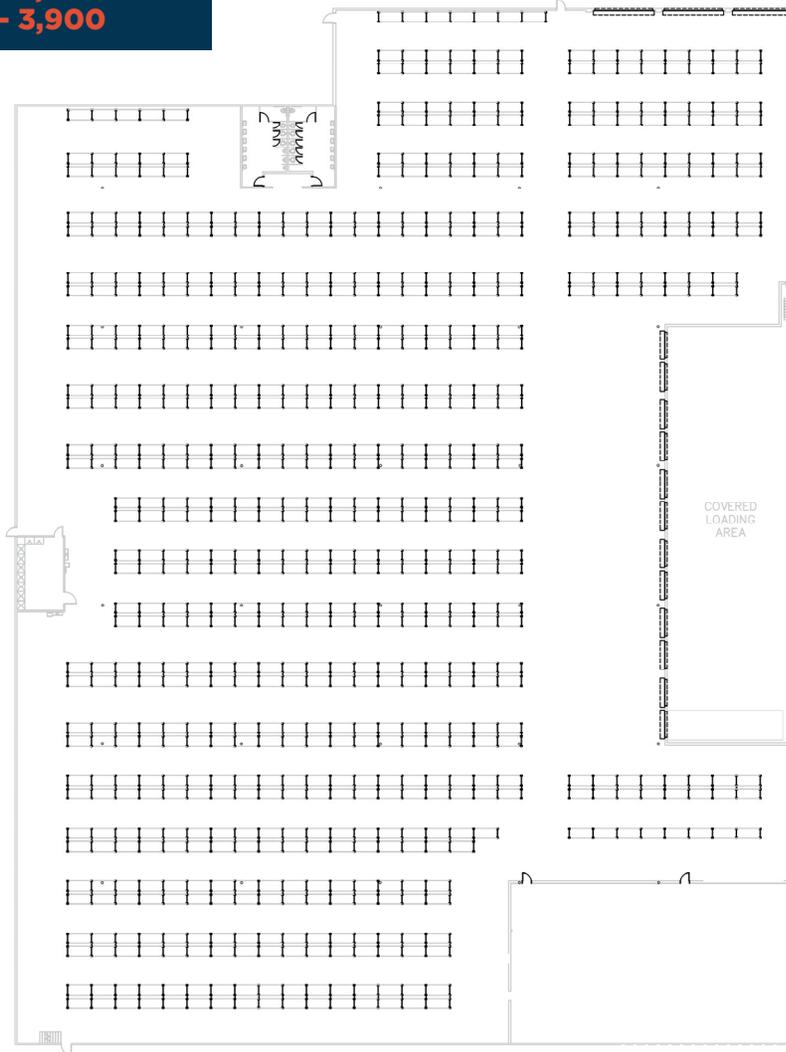
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



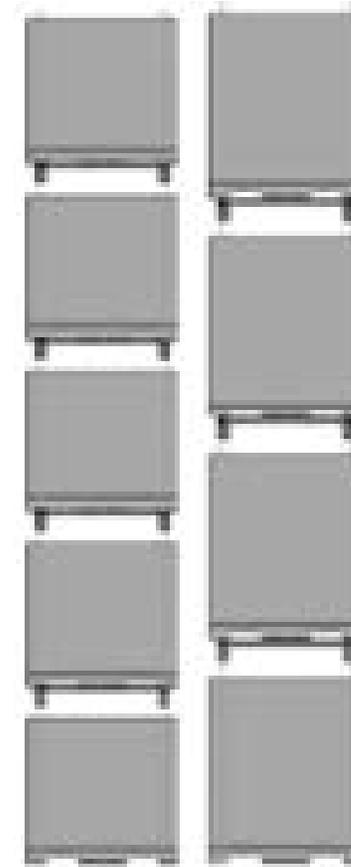
PALLET POSITIONS

48" - 5,200

60" - 3,900



24' HEIGHT



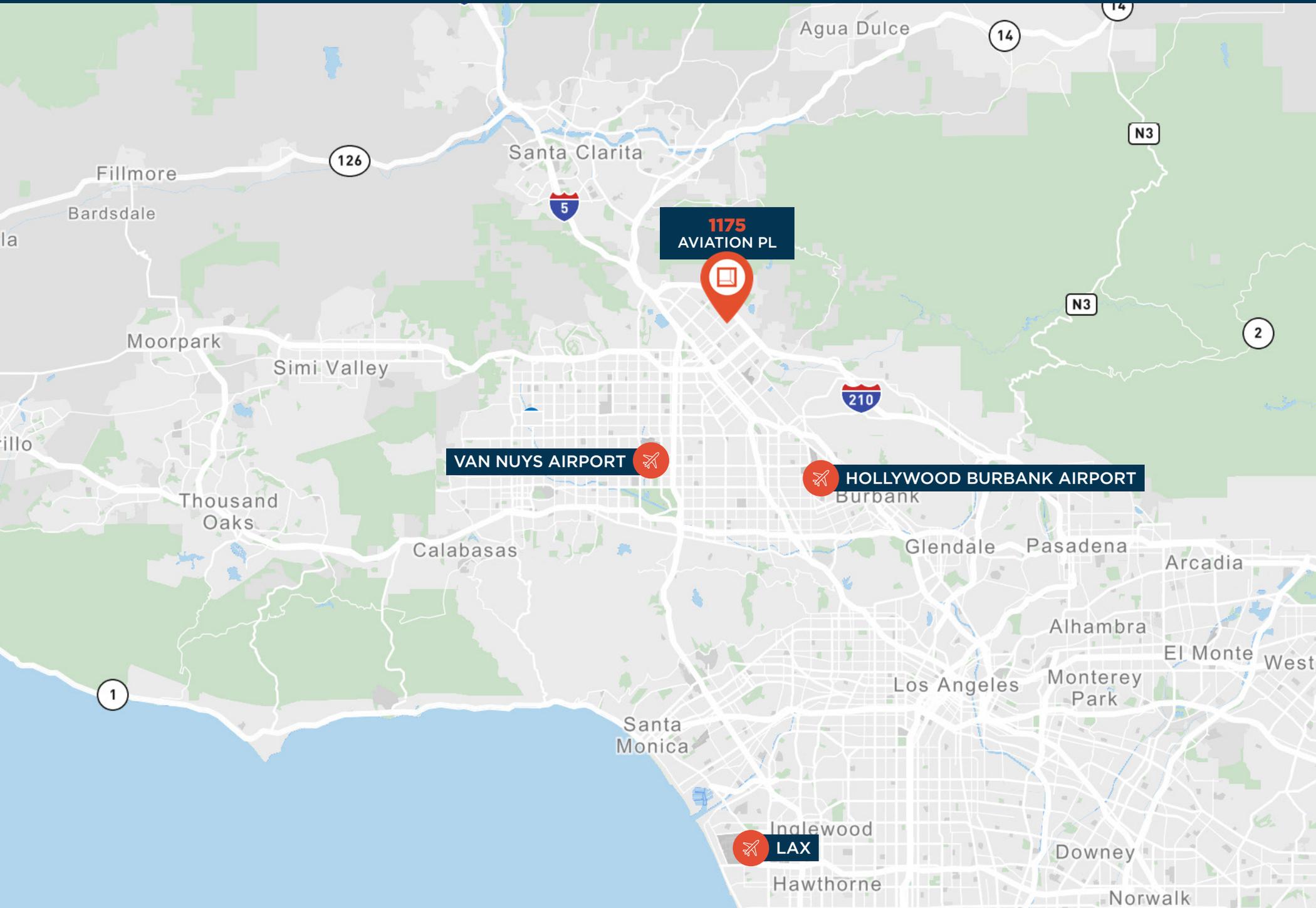
48"

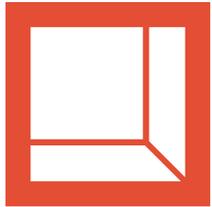
60"



Property Location

1175 AVIATION PLACE





**Rexford
Industrial**

Leasing Contact:

Bennett Robinson

Vice Chairman

+1 818 458 7853

bennett.robinson@cbre.com

Lic. 00984312

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