

# FOOD PRODUCTION PLANT FOR SUBLEASE / LEASE

16,301 Square Feet  
Los Angeles, California



**FOOD PROPERTIES**  
GROUP



## 3090 EAST WASHINGTON BOULEVARD, LOS ANGELES

- Total Area: 16,301 Square Feet (SF)
- Production: +/-6,000 SF
- Extensive Cooking Hood Infrastructure
- Frozen Storage: +/-650 SF
- Refrigerated Storage: +/-1,575 SF
- Refrigerated Dock: +/-950 SF
- Three Dock Doors
- Process-Specific Equipment Available Under Separate Negotiation
- Immediate 10, 5, 710, 101, & 60 Freeway Access

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## SQUARE FOOTAGE ITEMIZATION

- Total Area: 16,301 SF
- Production: +/-6,000 SF
- Wash Room: +/-750 SF
- Frozen Storage: +/-650 SF
- Refrigerated Storage: +/-1,575 SF
- Refrigerated Dock: +/-950 SF
- Ambient Storage: +/-1,750 SF
- Office / Welfare: +/-4,600 SF



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- Production
- Frozen Storage
- Refrigerated Storage
- Refrigerated Dock
- Ambient Storage
- Office/Welfare



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## PROCESS-SPECIFIC EQUIPMENT AVAILABLE UNDER SEPARATE NEGOTIATION

- Bread oven
- Rack oven
- Proofer
- Mixers
- Kettles
- Ice machine
- Dishwashers



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## CONSTRUCTION

- 2008 construction
- Concrete tilt
- Central ammonia engine room  
~ landlord maintains, tenant reimburses
- Fully-sprinklered
- 800 amps



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## LOCATION

- Adjacent to a 3<sup>rd</sup> party cold storage warehouse
- Corporate Business Park
- Immediate 10, 5, 710, 101, & 60 Freeway Access



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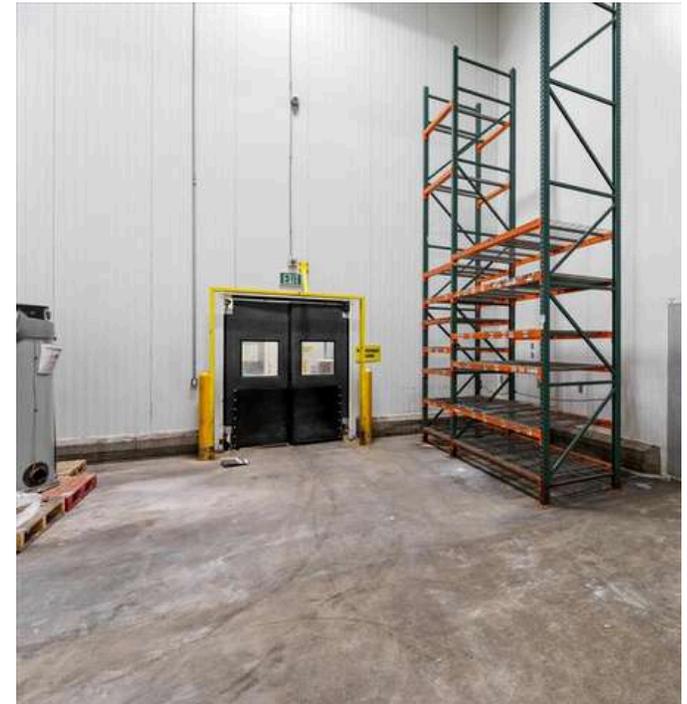


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## OTHER

- Sublease through 09/30/27
- Direct lease possible



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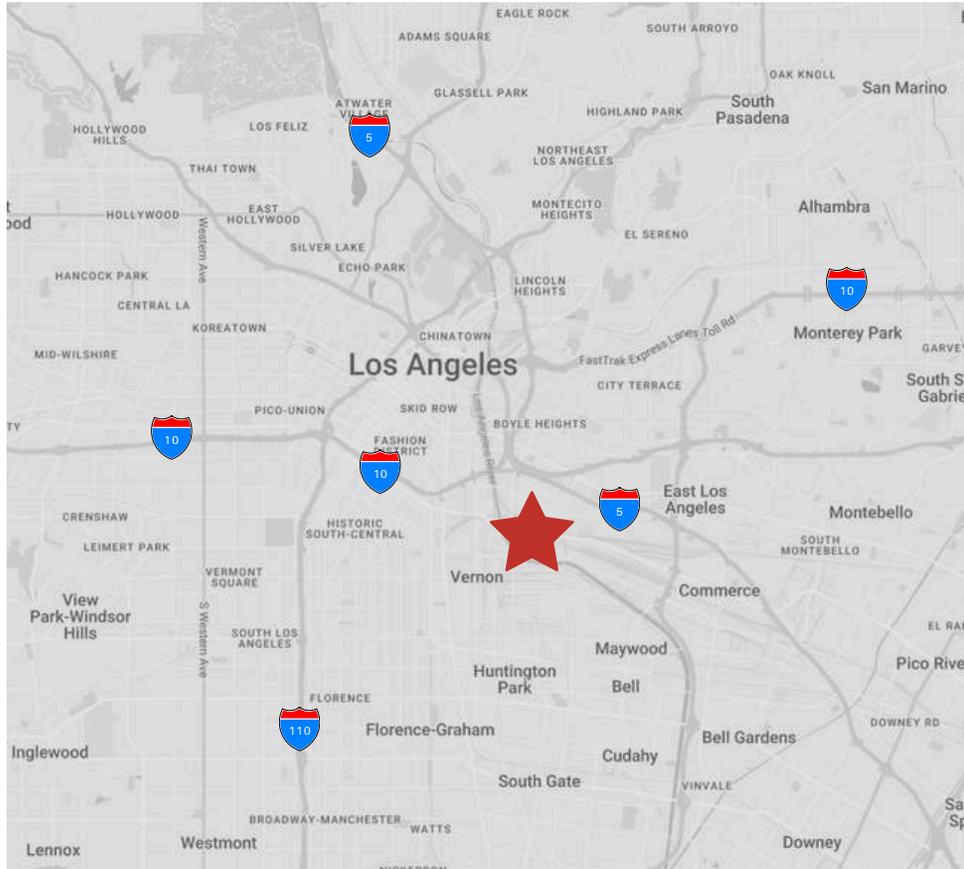
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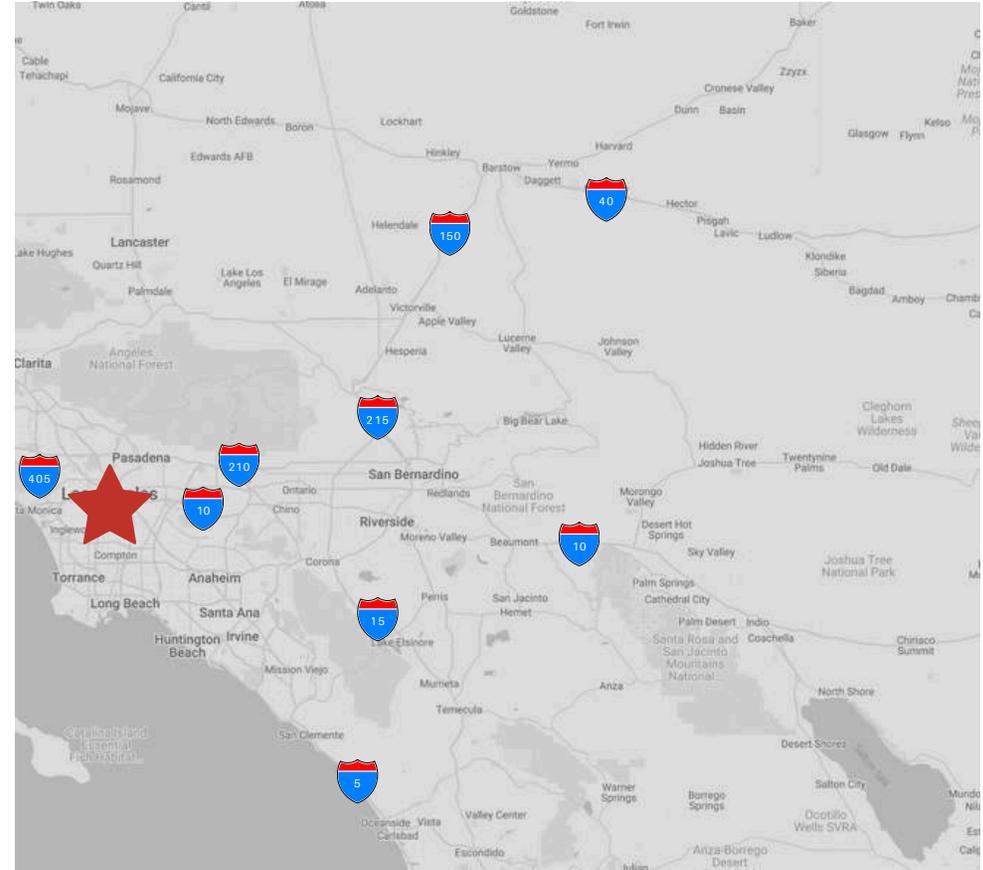
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