

TRUCK TERMINAL/SHOP FOR SUBLEASE

2045 E. Washington Boulevard
Los Angeles, California 90021



74 Door Cross Dock Facility on +/-9.38 Acres



Steve Sprenger

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NEWMARK GRUBB KNIGHT FRANK | 4675 MACARTHUR COURT, SUITE 1600 | NEWPORT BEACH, CA 92660

The information contained herein was obtained from sources believed reliable; however, Newmark Grubb Knight Frank makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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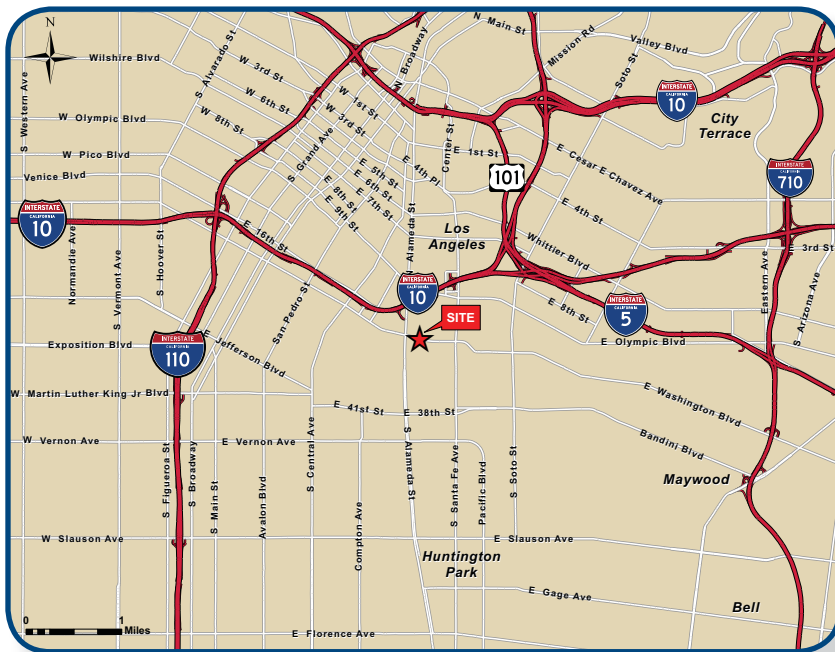


74 Door Cross Dock Facility on +/-9.38 Acres

FEATURES:

- 74 Dock Positions with Edge of Dock Plates
- M3 Zoning
- Ideal Central Los Angeles Location
- 54,560 SF of Renovated Cross Dock, Shop & Office Area
- Fenced, Lit and Secured Yard
- Close Proximity to Several Major Freeways

- Immediate Access to the 10 Freeway
- Secured Guard Station at Entrance
- 50' Wide Dock
- Concrete Dolly Pads Throughout
- 20 Minutes North From the Ports of LA & Long Beach
- Quality LTL / Transloading Facility



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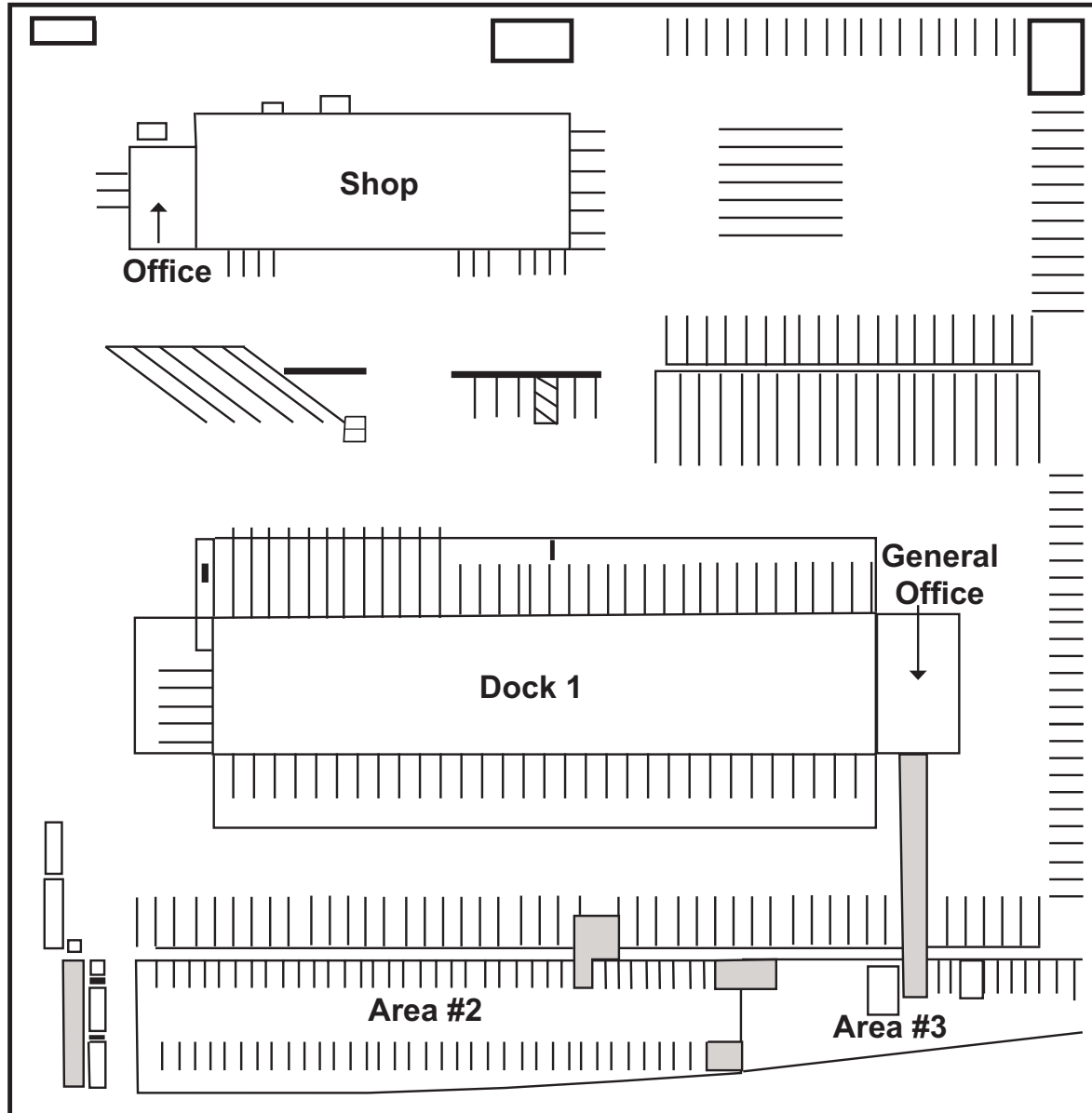
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SITE PLAN



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PHOTOS



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Industrial For Sublease



Available SF: 54,560

Total Building SF: 54,560



Address: 2045 E Washington Blvd, Los Angeles, CA 90021
Cross Streets: Washington Blvd/Alameda St

Truck Terminal/Shop For Sublease
74 Door Cross Dock Facility On 9.38 Acres
54,560 SF Of Renovated Cross Dock, Shop & Office Area
Ideal Central Los Angeles Location, M3 Zoning
Fenced, Lit & Secured Yard, Guard Station @ Entrance
Close Proximity To Several Major Freeways

Lease Rate/SF: TBD
Lease Type:
Available SF: 54,560
Const Status/Yr Blt: Existing
Region: LA Central
Zoning: M3

Lease Rate/Mo: TBD
Terms: Sublease Thru: TBD
Roof Type:
Construction Type:
Specific Use: Truck Terminal
Lot Size: 408,593 SF / 9.38 AC

Taxes: \$87,607
Possession Now
Minimum SF: 54,560
Parking:
Thomas Guide: 674-H1
APN #: 5167-019-046

Ground Level Drs: TBD
Sprinklered: No
Finished Ofc Mezz: No
Include In Avail: No
Rail Service: No

Dock High: 74
Yard: Yes - Fenced/Paved
Unfinished Mezz: No
Include In Avail: No
Heat/Cool: None

Office SF / #: TBD / TBD
Office Air: Yes Office Heat: Yes
Clear Height:
A: TBD V: TBD Ø: TBD W: 4
Restrooms:

Listing Company: Newmark Grubb Knight Frank - Ontario (909) 605-1100
Agents: Steve Sprenger (909) 974-4080, Christopher Beck (213) 596-2225

To Show: Call Agent

Property/Listing/Ste #: 1482140/850506/1511532 Listing Date: 07/22/2013

FTCF: CB250N000S000/AOAA

Notes: Truck Terminal, Crossdock, Large Yard; Extra Land.

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Land For Sublease



Acres: 9.38

Available SF: 408,592



Address: 2045 E Washington Blvd, Los Angeles, CA 90021

Cross Streets: E Washington Blvd/S Alameda St

Truck Terminal/Shop For Sublease
74 Door Cross Dock Facility On 9.38 Acres
54,560 SF Of Renovated Cross Dock, Shop & Office Area
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Close Proximity To Several Major Freeways

Lease Rate/SF: TBD

Lease Rate/Mo: TBD

Lease Type:

Terms: Sublease Thru: TBD

Available SF: 408,592

Acres: 9.38 Min. Acres: 9.38

Zoning: LA-M3

Region: LA Central

Specific Use: Ind-Whse/Dist

Thomas Guide: 674-H1

Rail Service: No

Lot Size: 408,592 SF / 9.38 AC

APN #: 5167-019-046

Fenced: Yes Paved: Yes

Bldg SF Desc:

Land Desc:

Utilities: Gas Water Sewer Electric Telephone Fiber Optic / Broadband

Utility Comments: On site

Listing Company: Newmark Grubb Knight Frank - Newport Beach (949) 608-2000

Agents: Steve Sprenger (949) 608-2015, Christopher Beck (213) 596-2225

Property/Listing/Ste #: 730204/850505

Listing Date: 07/22/2013

FTCF: CB250N000S000/AOAA

Notes: Truck Terminal, Crossdock, Large Yard; Extra Land.

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