



**MAJOR PRICE REDUCTION  
4% TO CO-OP BROKER  
FLEXIBLE LEASE TERMS**



# 9,607 SF AVAILABLE FOR LEASE

**INSTITUTIONALLY MANAGED | FLEXIBILITY TO GROW IN A PORTFOLIO | DELIVERING UNPRECEDENTED CUSTOMER SERVICE**

**1535 Rio Vista Avenue | Los Angeles, CA 90023**

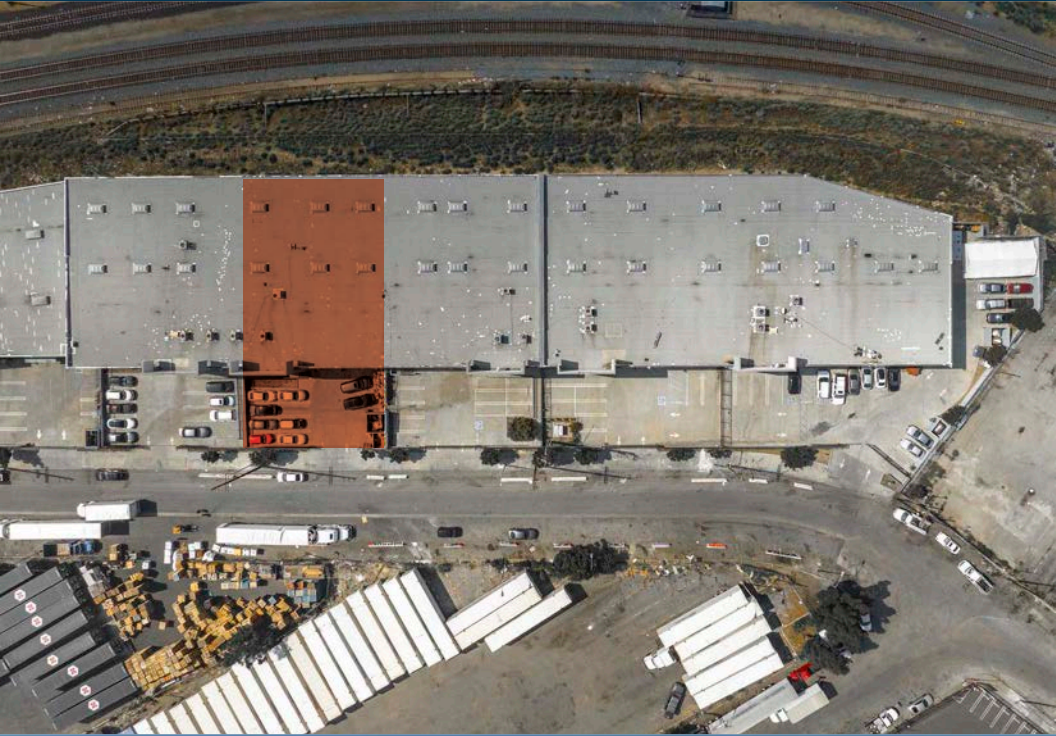




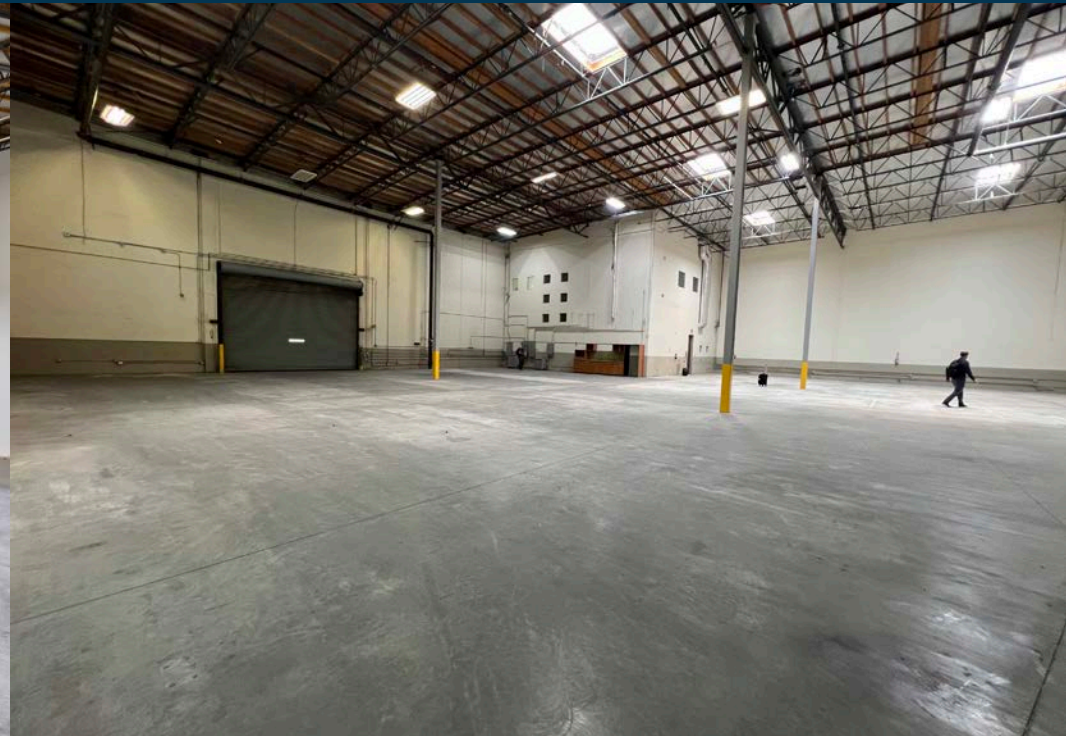
## PROPERTY HIGHLIGHTS

- Premier Industrial Park - Low CAM
- 28' Clear Height
- One (1) Dock High Loading Door
- 1,862 SF Office Space
- 10 Fenced, Secure, Concrete Parking
- K-25 ESFR Sprinklers
- Easy Access to 10, 5, 60, 110, 710 & 101 Fwys
- Minutes from Downtown, Vernon, and Arts District
- 4% to Co-Op Brokers if Lease Signed Before June 30, 2024
- Flex Lease Terms
- Lease Rate \$1.60/SF/Month, MG, plus an estimated \$0.13 CAM/SF/Month
- Ideal Distribution Facility



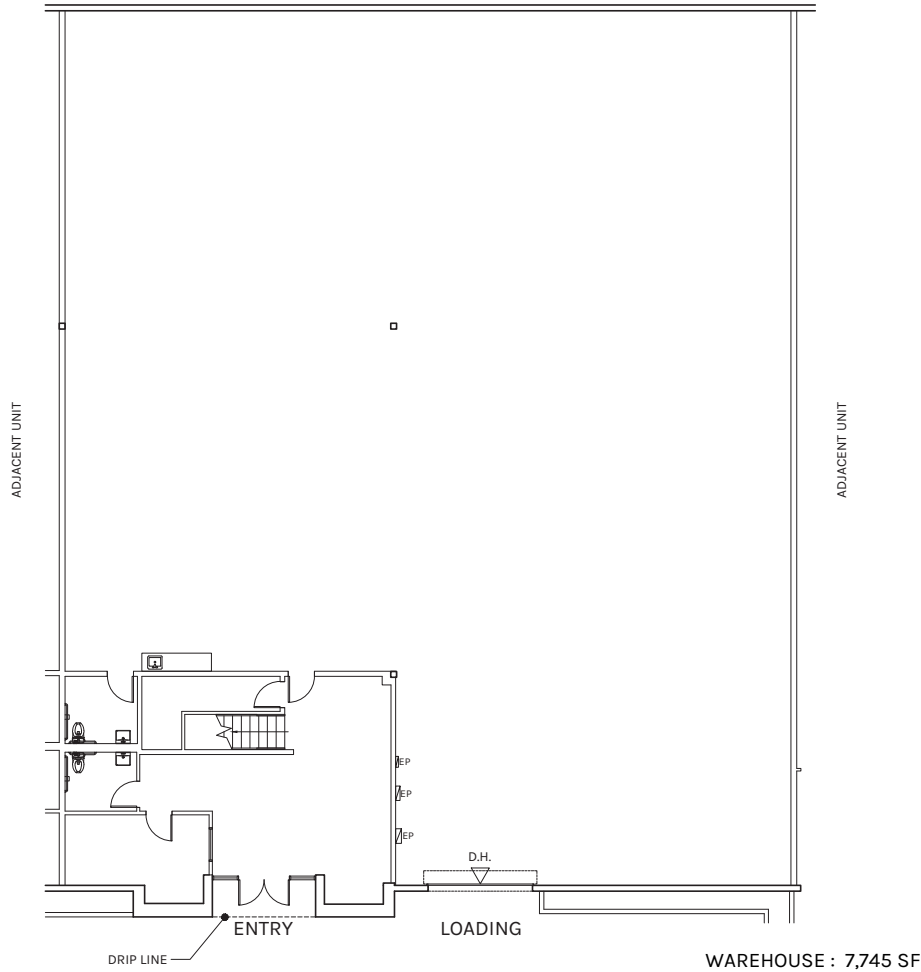




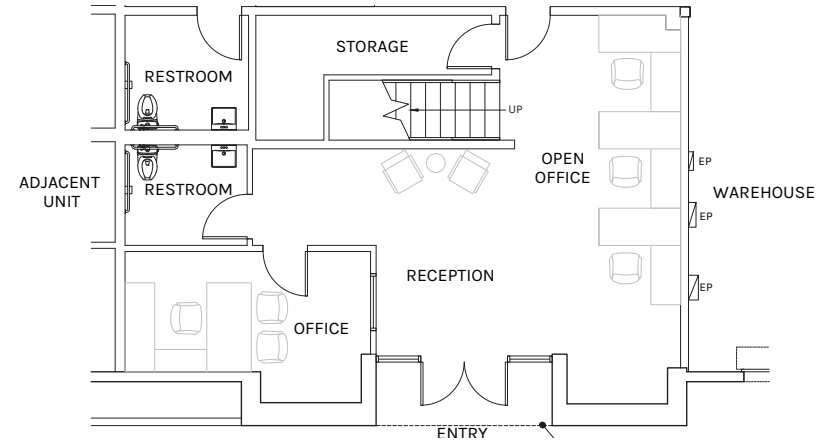




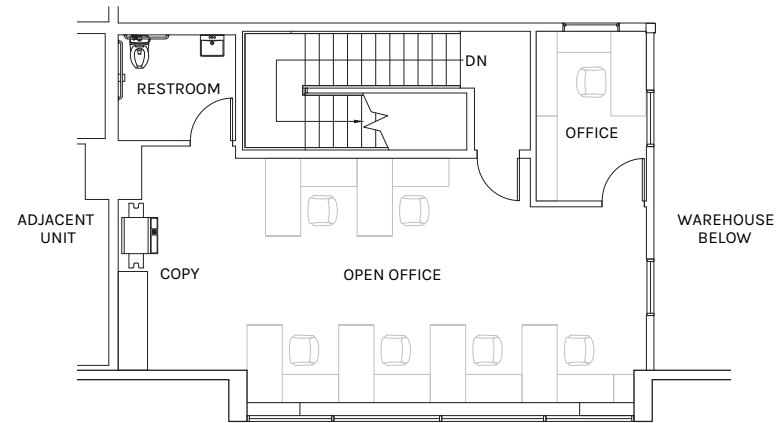
**OVERALL FLOOR PLAN**  
9,607 SF



**FIRST FLOOR OFFICE PLAN**  
963 SF



**MEZZANINE OFFICE PLAN**

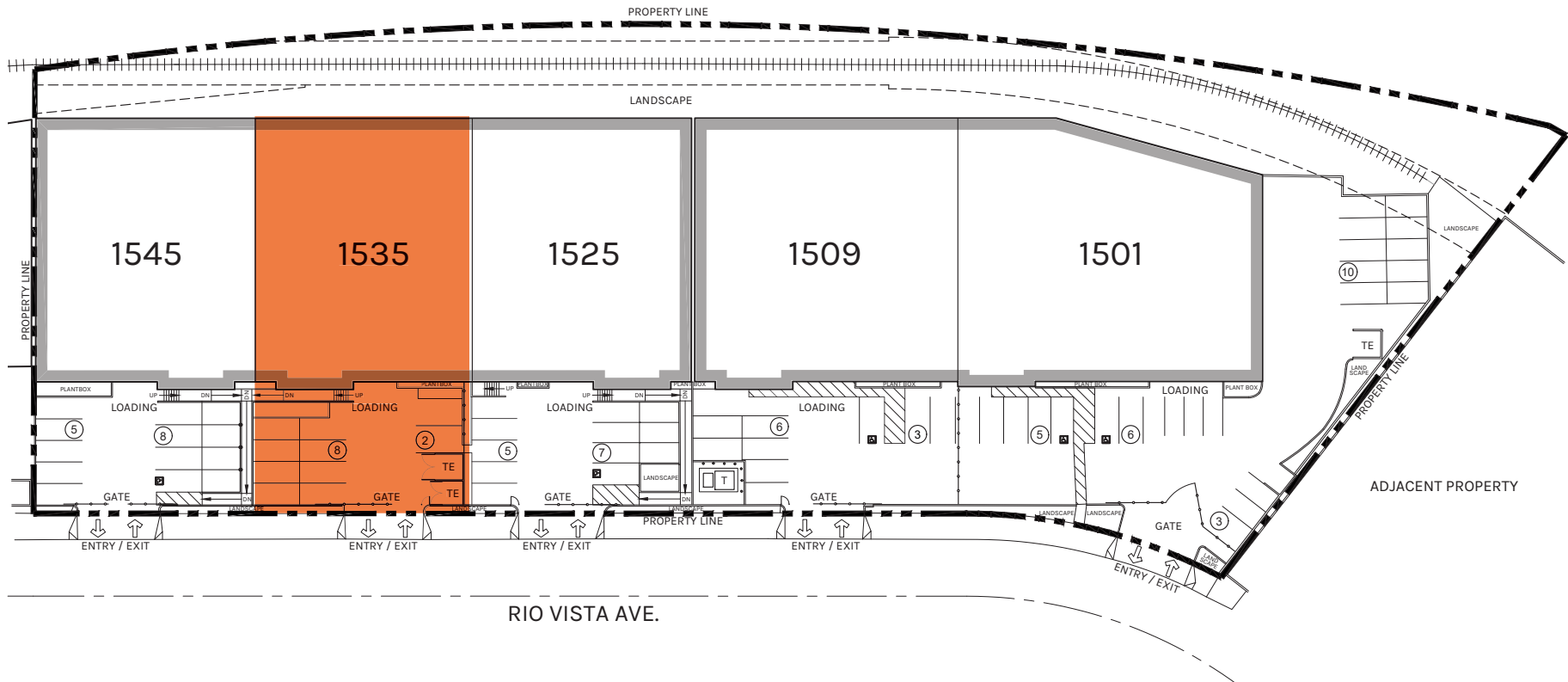


**WAREHOUSE**  
7,745 SF

**OFFICE**  
1,862 SF

**TOTAL**  
9,607 SF

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.



**TOTAL**  
9,607 SF

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**Rexford  
Industrial**

## Leasing Contacts

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