



**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



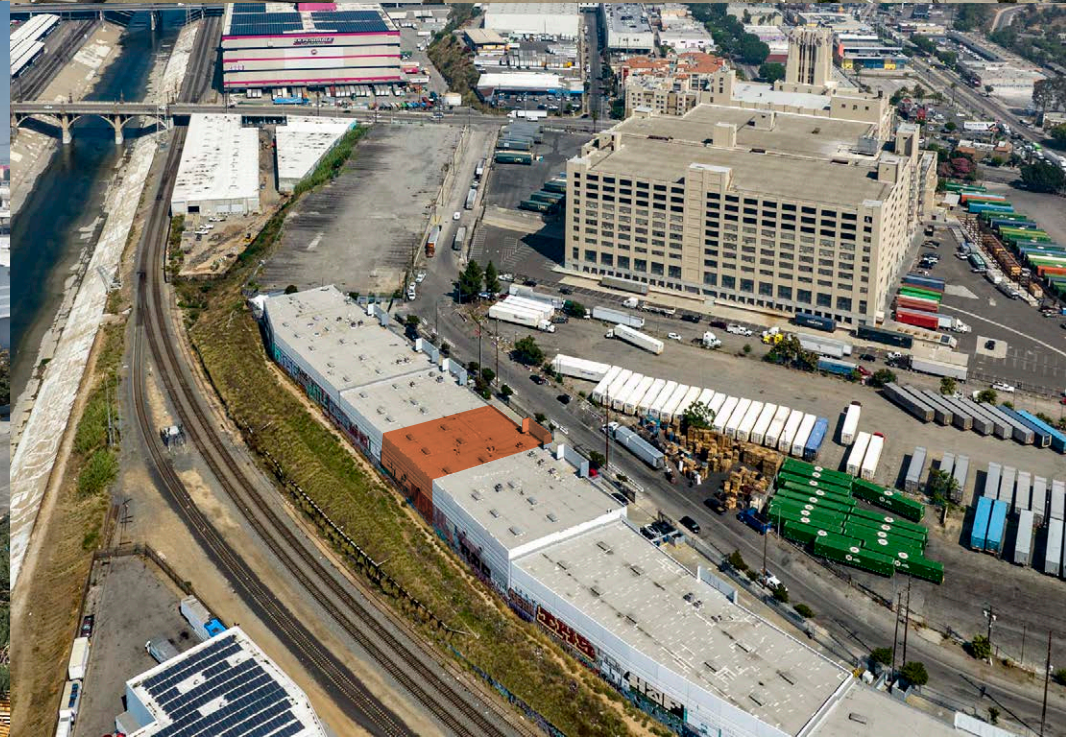
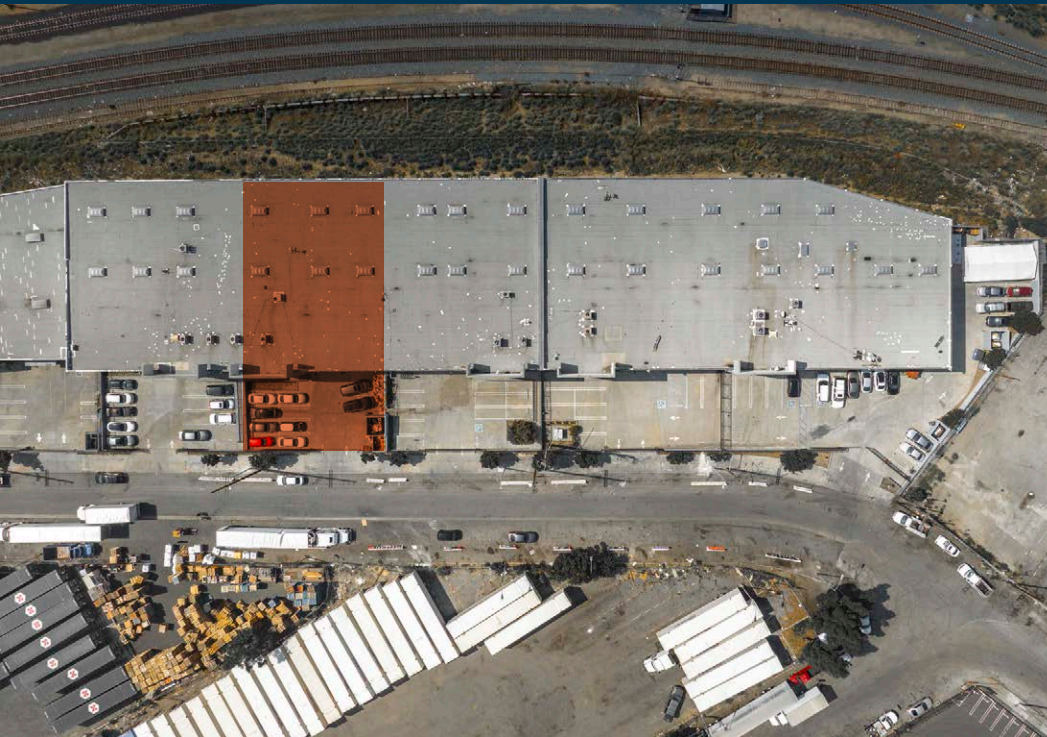
**Rexford
Industrial**

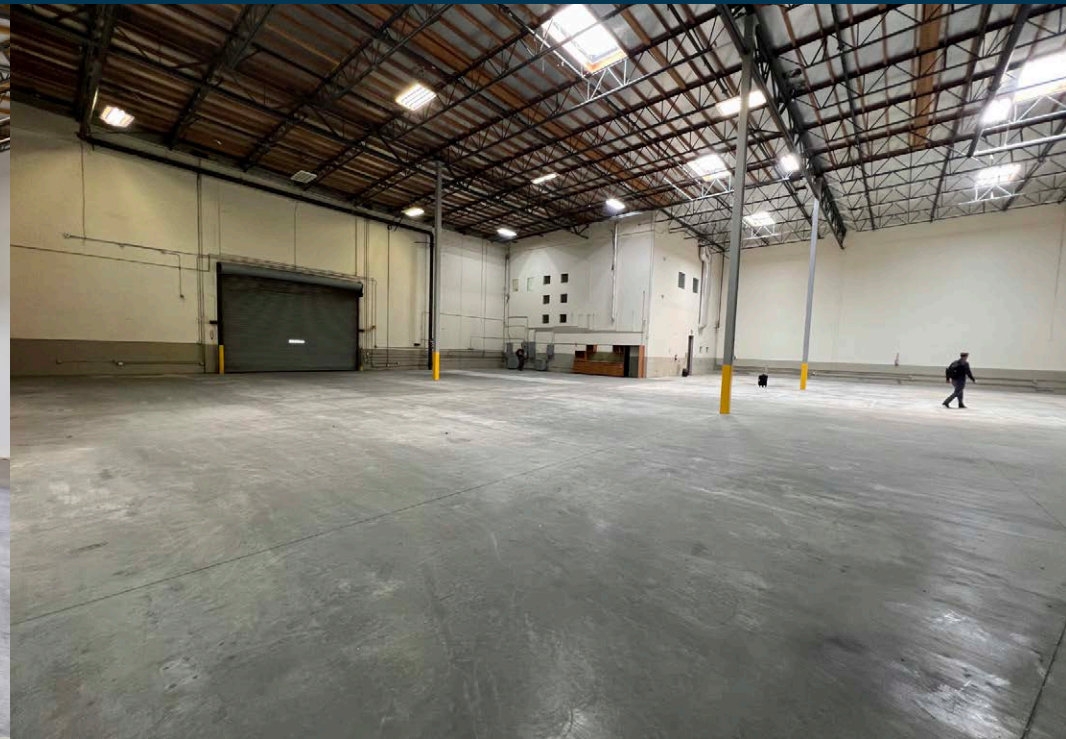
DAUM
COMMERCIAL REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS

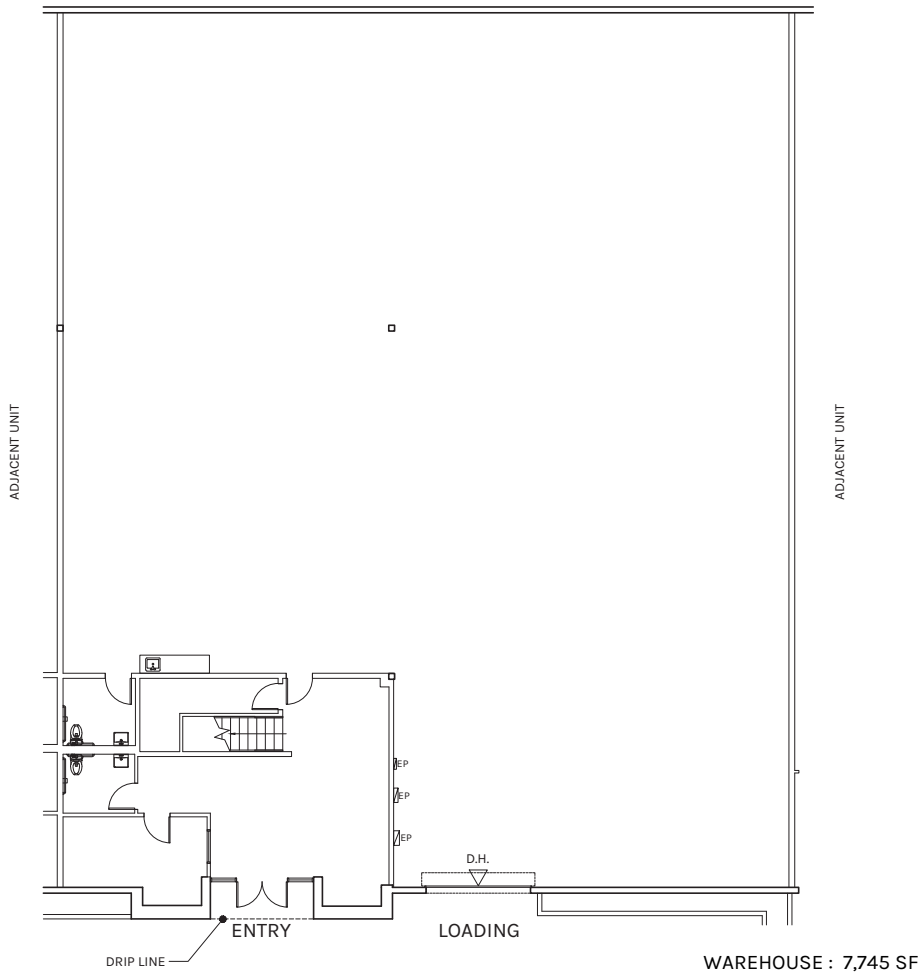
- Premier Industrial Park - Low CAM
- 28' Clear Height
- One (1) Dock High Loading Door
- 1,862 SF Office Space
- 10 Fenced, Secure, Concrete Parking
- K-25 ESFR Sprinklers
- Easy Access to 10, 5, 60, 110, 710 & 101 Fwys
- Minutes from Downtown, Vernon, and Arts District
- 4% to Co-Op Brokers
- Flex Lease Terms
- Lease Rate \$1.60/SF/Month, MG, plus an estimated \$0.11 CAM/SF/Month
- Ideal Distribution Facility



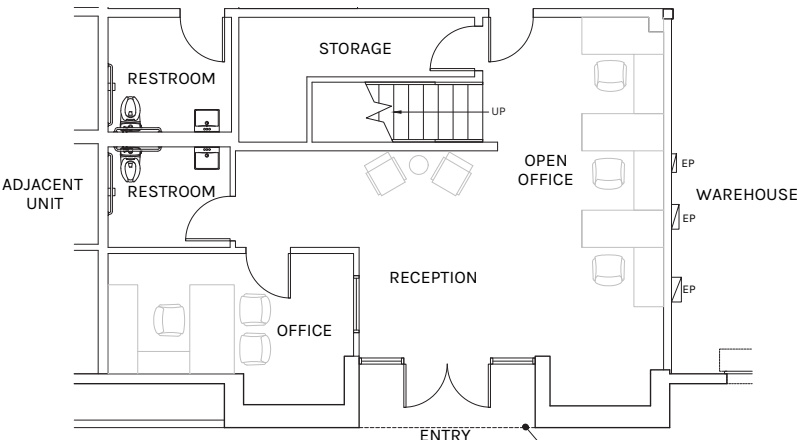




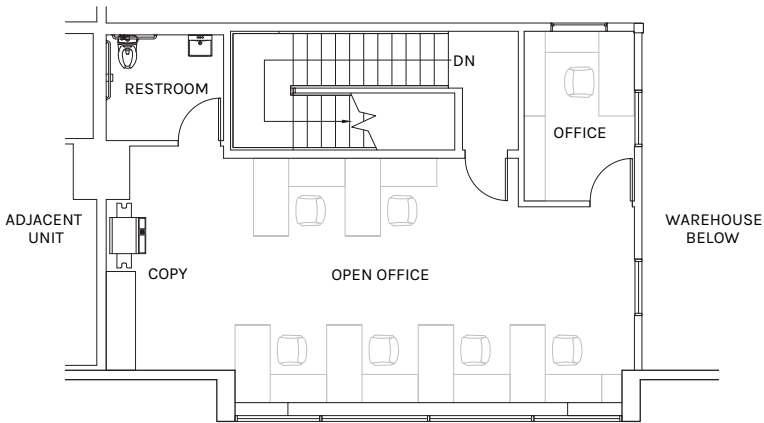
OVERALL FLOOR PLAN
9,607 SF



FIRST FLOOR OFFICE PLAN
963 SF



MEZZANINE OFFICE PLAN

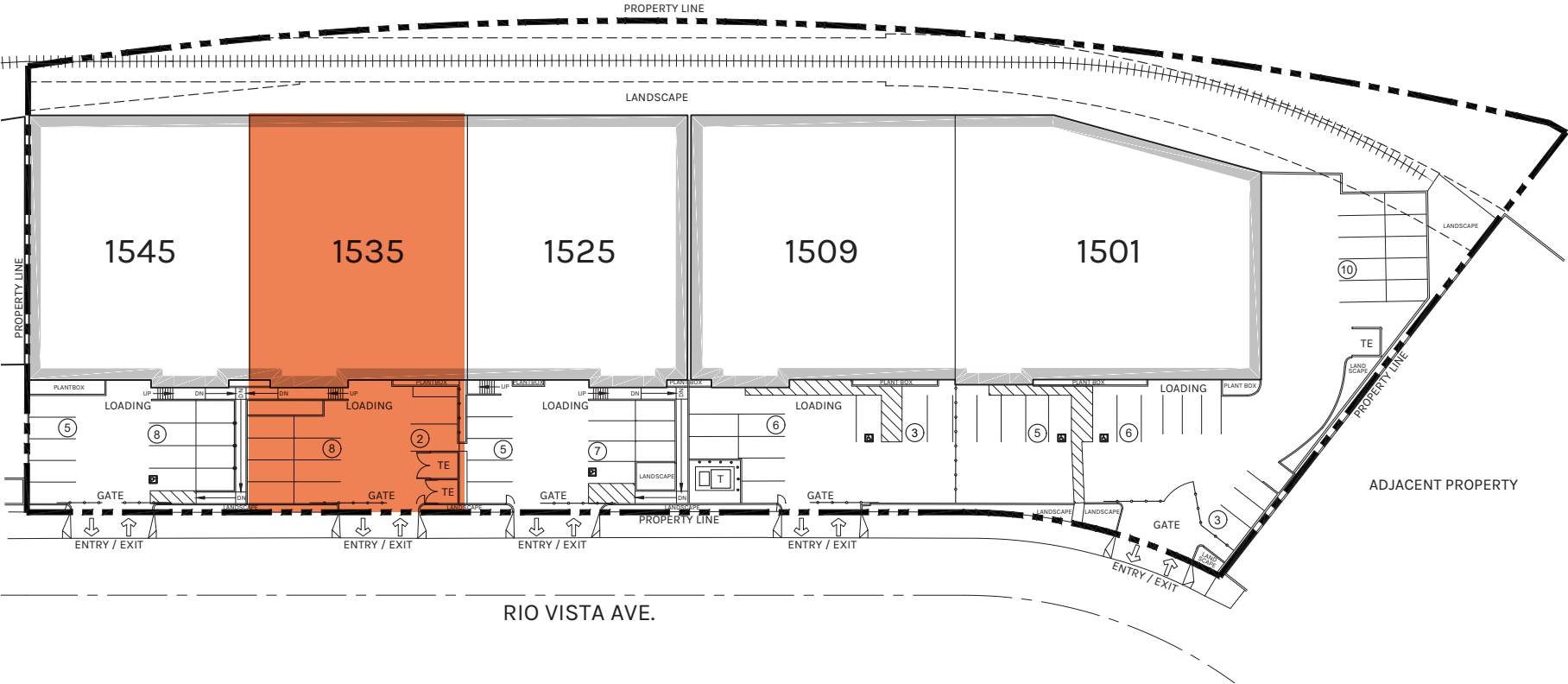


WAREHOUSE
7,745 SF

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**

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