



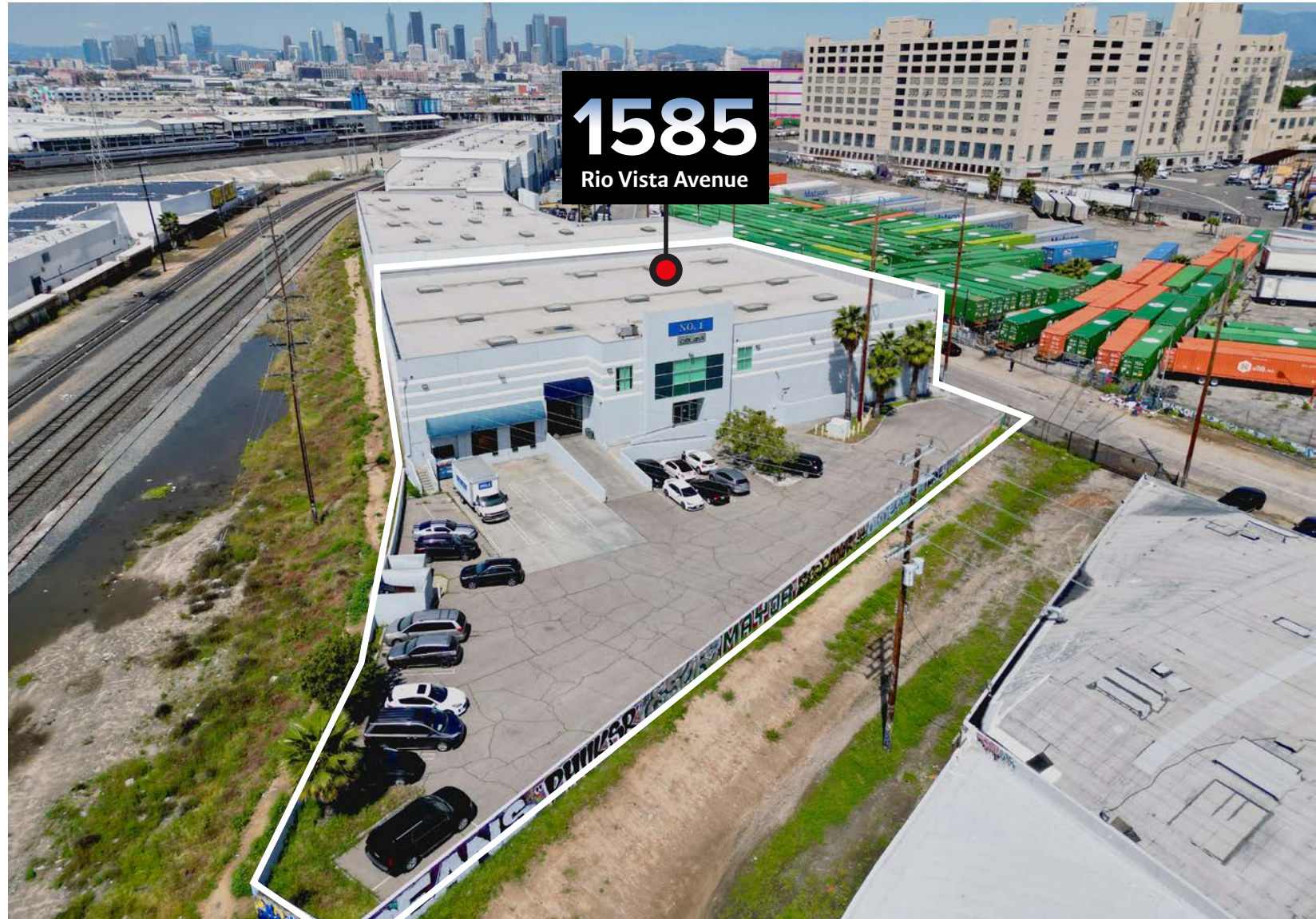
1585

Rio Vista Avenue

DAUM

PROPERTY SUMMARY

LISTING PRICE:	Undisclosed
ADDRESS:	1585 Rio Vista Ave Los Angeles, CA 90023
BUILDING SIZE:	27,229 SF
TOTAL OFFICE SIZE:	6,192 SF
1ST FLOOR:	2,678 SF
MEZZANINE:	3,514 SF
LAND SIZE:	44,064 SF (1.01 AC)
YEAR BUILT:	2004
APNS:	5169-010-011
PARKING:	26
ZONING:	M3
DOCK HIGHS:	3
GRADE LEVEL DOOR:	1
CEILING HEIGHT:	24 FT
SPRINKLER:	Yes
POWER:	600a/480v



PROPERTY HIGHLIGHTS



24 FT CLEARANCE AND
ESFR SPRINKLERED



CLASS A
2004 BUILT



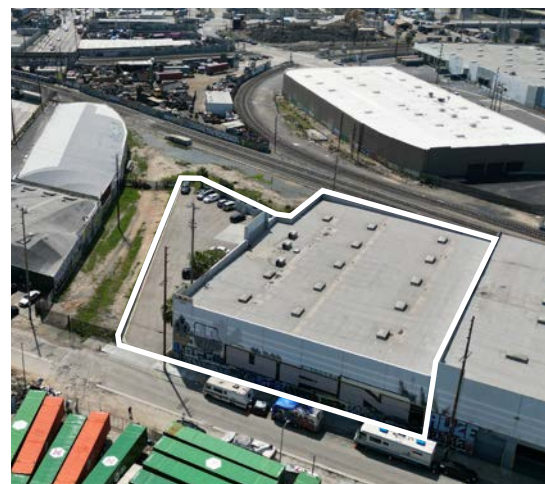
CLOSE PROXIMITY TO PORTS,
HWYS, LAX, AND OTHER
DESTINATIONS



FENCED YARD
FOR SECURE PARKING
26 PARKING SPACES

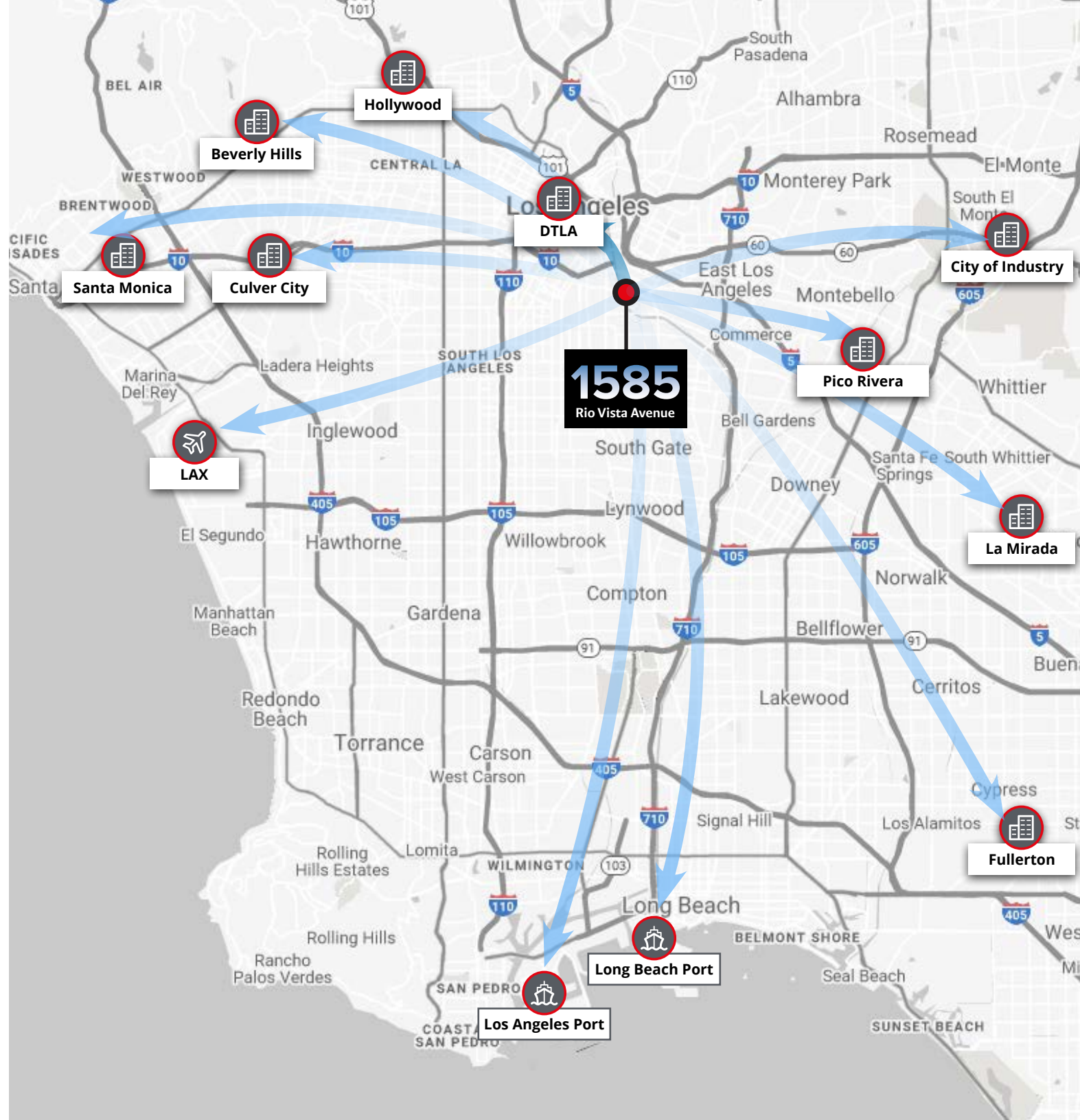
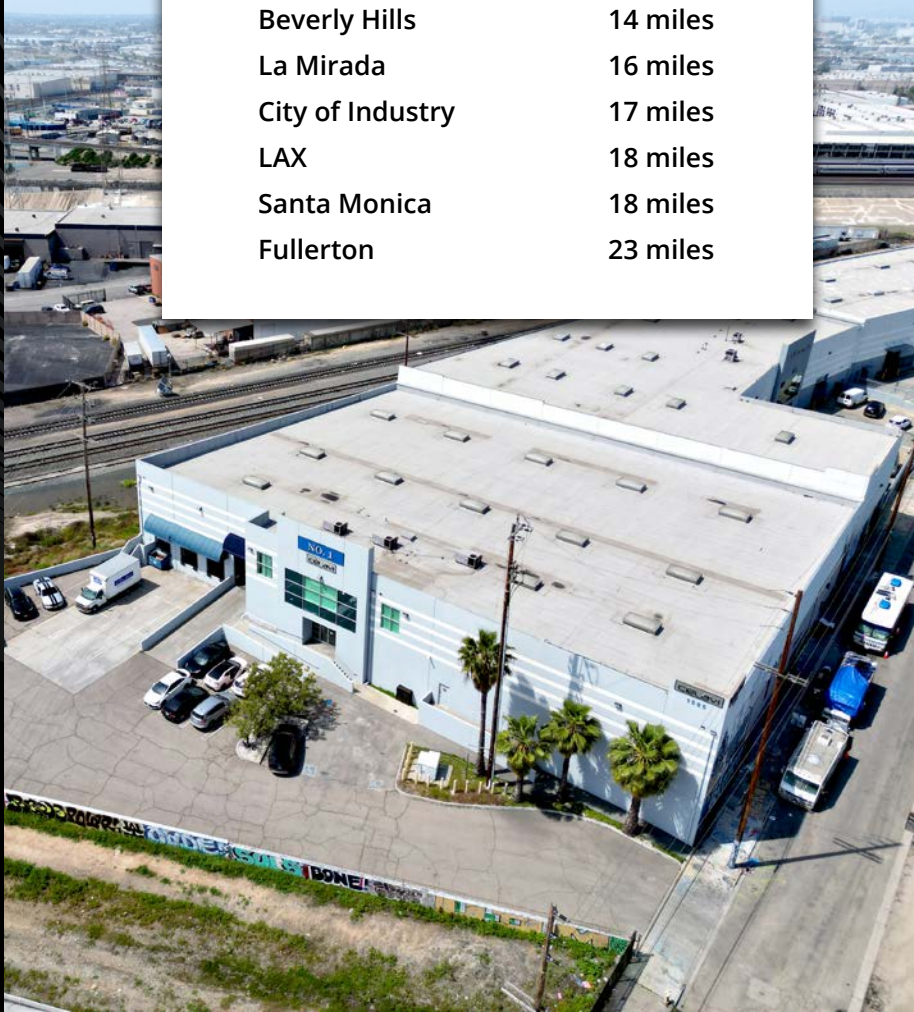


3 LOADING DOCK
1 GROUND LEVEL



Distance to Destinations

LA Port	25 miles
Long Beach Port	22 miles
5 freeway	0.5 miles
10 freeway	1 miles
110 freeway	4 miles
DTLA	3 miles
Pico Rivera	8 miles
Hollywood	10 miles
Culver City	12 miles
Beverly Hills	14 miles
La Mirada	16 miles
City of Industry	17 miles
LAX	18 miles
Santa Monica	18 miles
Fullerton	23 miles



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D/AQ Corp. # 01129558

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