

CLEAN MANUFACTURING/WAREHOUSE



FOR SUBLEASE

18,512 TOTAL SQUARE FEET ON 156,190 SF LOT

6100 WILMINGTON AVE. BLDG. 2
LOS ANGELES | CA

FOR MORE INFORMATION, PLEASE CONTACT:

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DAUM
COMMERCIAL REAL ESTATE SERVICES

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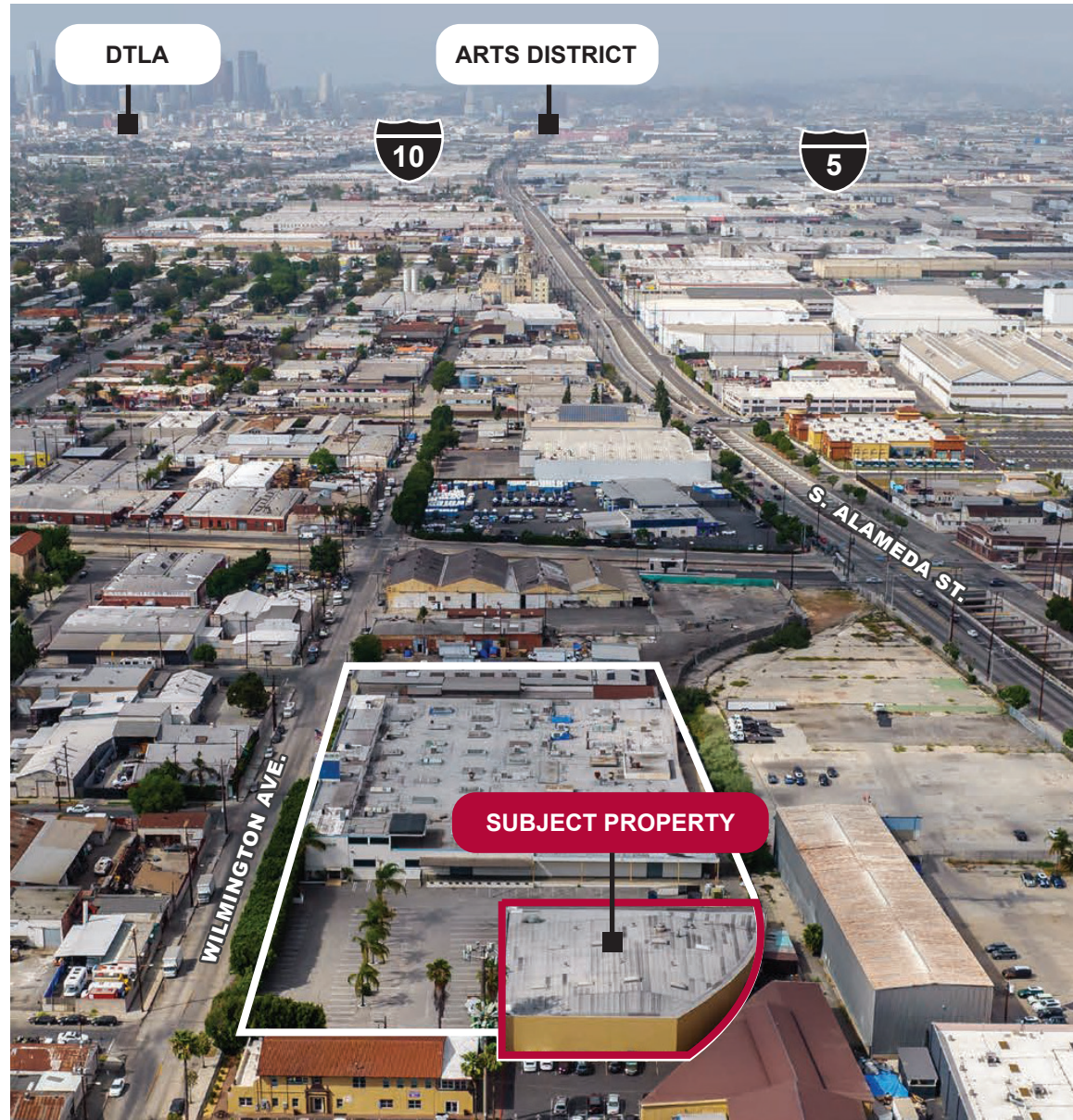
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PROPERTY SPECIFICATIONS:

| | |
|------------------|---------------------|
| AVAILABLE SIZE: | 18,512 SF |
| OFFICE SIZE: | 3,111 SF |
| LAND SIZE: | 156,190SF |
| YEAR BUILT: | 1946 Renovated 2007 |
| APNS: | 6009-031-004 |
| PARKING: | 5 |
| ZONING: | HPM3 |
| DOCK HIGH DOORS: | 2 |
| CEILING HEIGHT: | 25' |
| POWER: | 400 A |

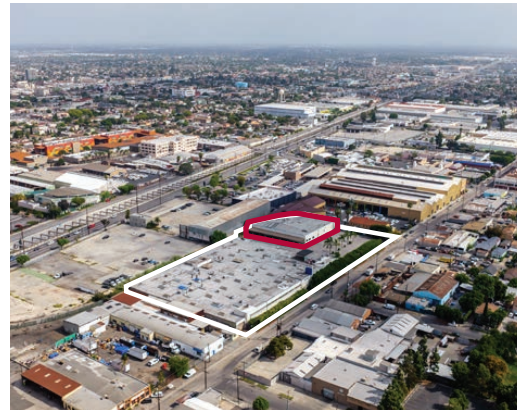
PROPERTY HIGHLIGHTS:

- Proximate Freeway 110, 105, 10 and 710
- Exterior dock for convenient loading
- 23 miles from Long Beach port
- Secured fenced parking lot
- Clean manufacturing/warehouse
- Heavy Power



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Alameda Corridor



**Close Proximity
to Major Highways**



**3.59 AC
Total Land Size**



**Large Secured
Fenced Parking
for Containers**



**Heavily
Distributed Power**

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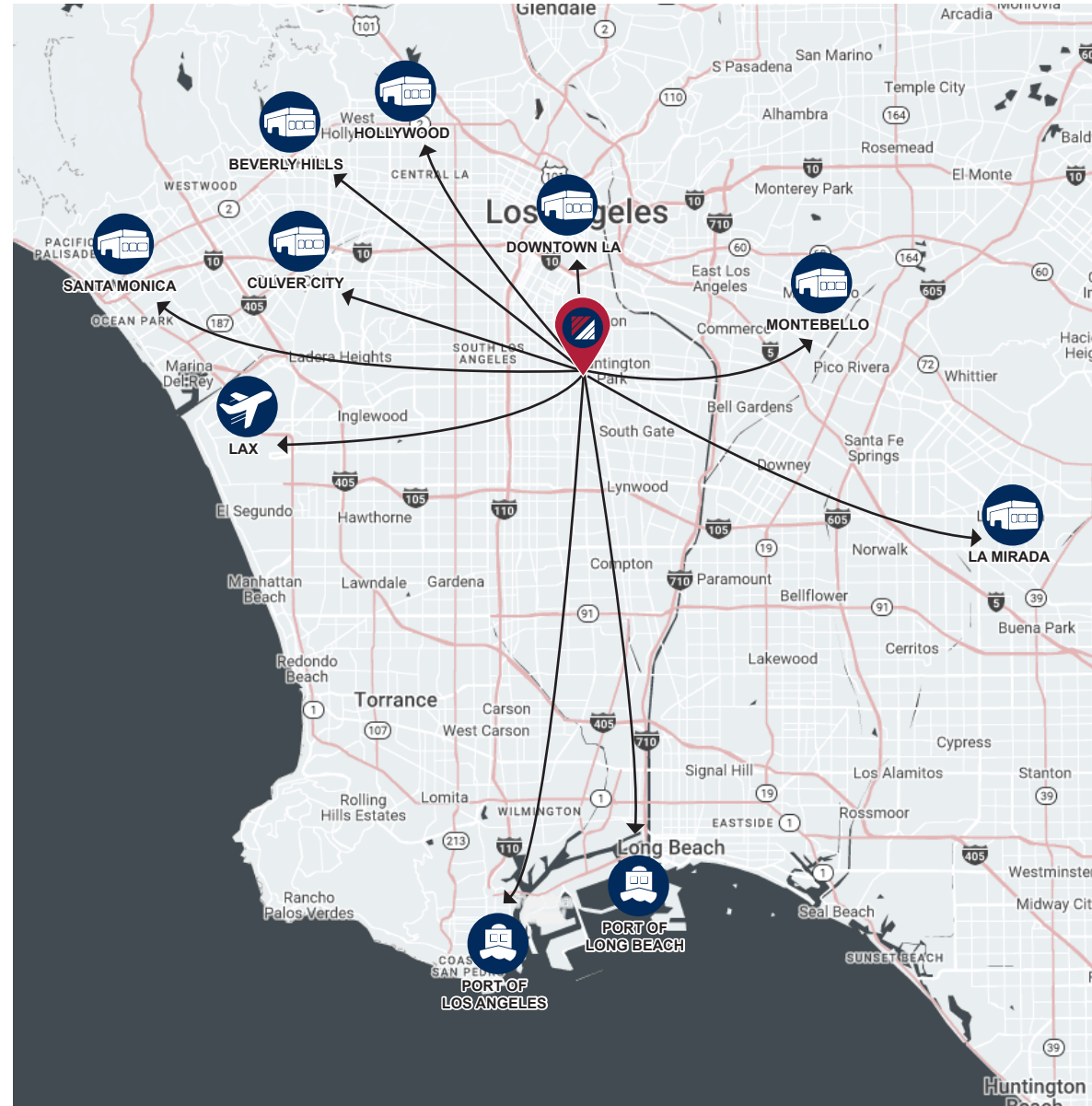
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| | |
|-----------------|----------|
| LA Port | 24 miles |
| Long Beach Port | 21 Miles |
| 10 Freeway | 2 Miles |
| 110 Freeway | 4 Miles |
| 5 Freeway | 4 Miles |
| DTLA | 5 Miles |
| Montebello | 8 Miles |
| LAX | 15 Miles |
| Hollywood | 11 Miles |
| Culver City | 14 Miles |
| La Mirada | 14 Miles |
| Beverly Hills | 16 Miles |
| Santa Monica | 19 Miles |

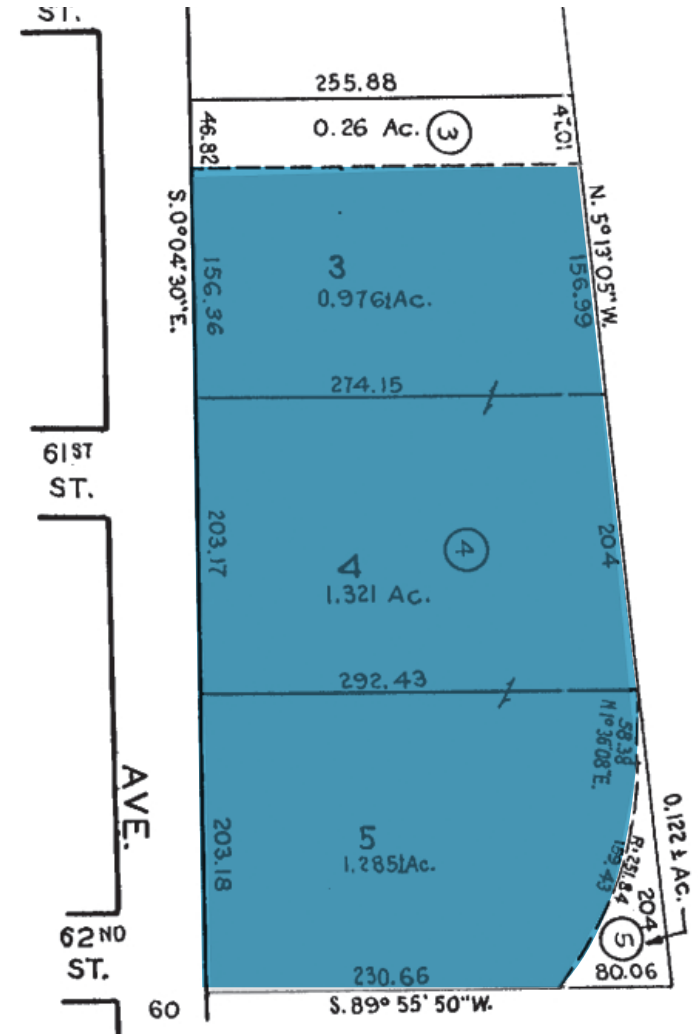


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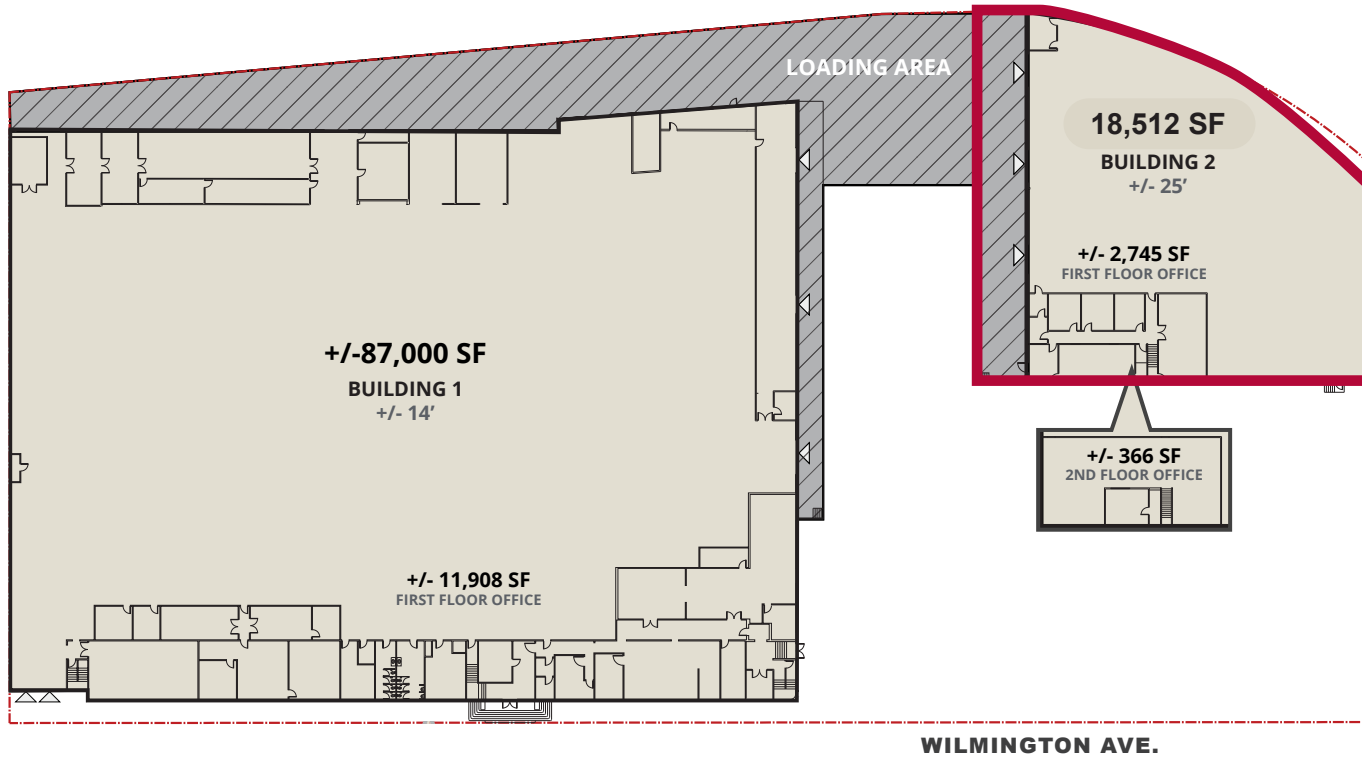
PARCEL MAP



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SITE PLAN



| | |
|---------------------------|-----------|
| BUILDING 2 | 18,512 SF |
| OFFICE SPACE FIRST FLOOR | 2,745 SF |
| OFFICE SPACE SECOND FLOOR | 366 SF |

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