

TRUCK TERMINAL/SHOP FOR SUBLEASE

2045 E. Washington Boulevard
Los Angeles, California 90021



"JUST SUBLEASED - CALL FOR DETAILS"

74 Door Cross Dock Facility on +/-9.38 Acres



Asking \$1,380 Per Door NNN Monthly (\$102,148). Monthly NNN Expenses are ±\$8,500.
Property Management is blended in that number.

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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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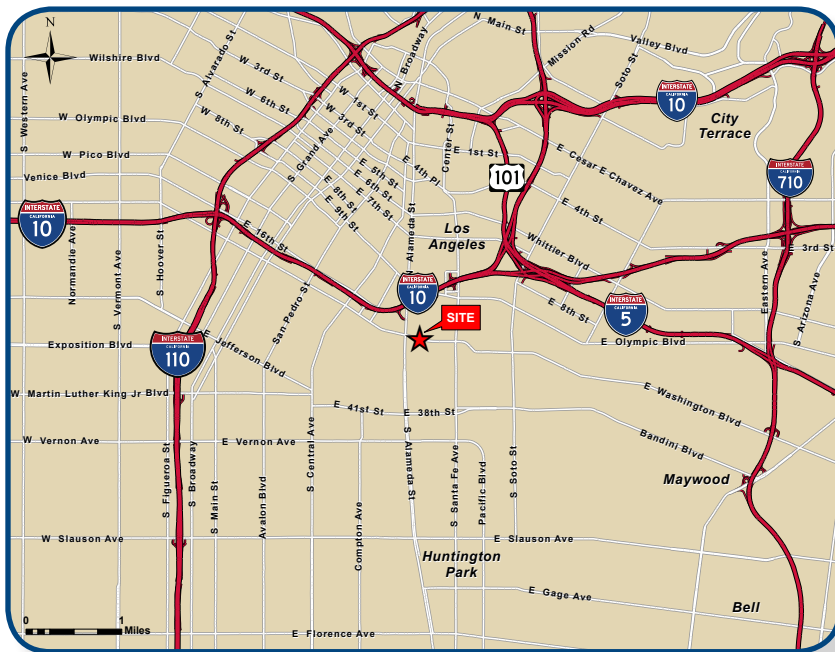
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FEATURES:

- 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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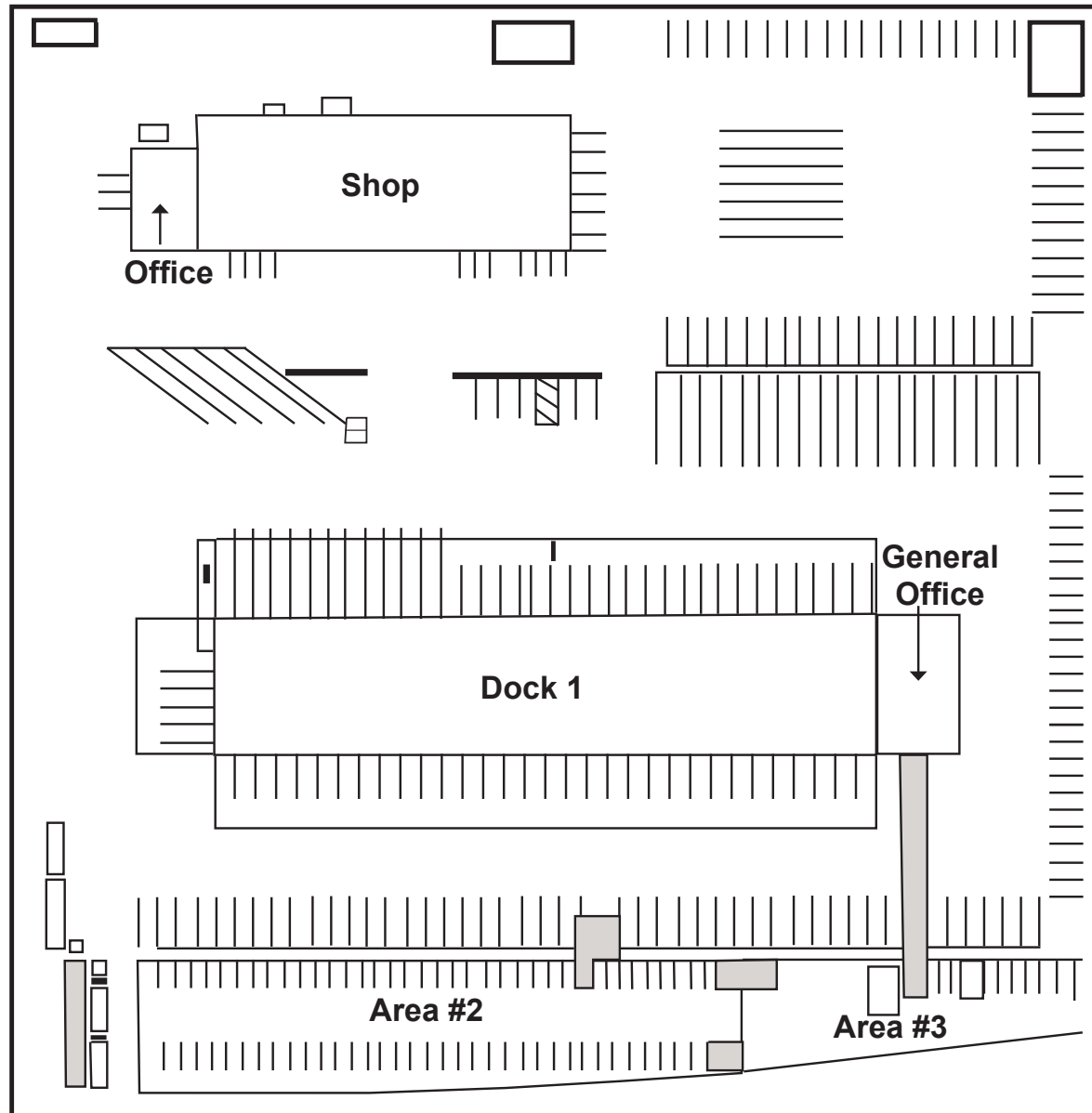
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SITE PLAN



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PHOTOS



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