



**EASY ACCESS TO 10, 5, 60,  
110, 710 & 101 FWYS**



**±9,607 SF AVAILABLE FOR LEASE**

**INSTITUTIONALLY MANAGED | PREMIER INDUSTRIAL PARK - LOW CAM**

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





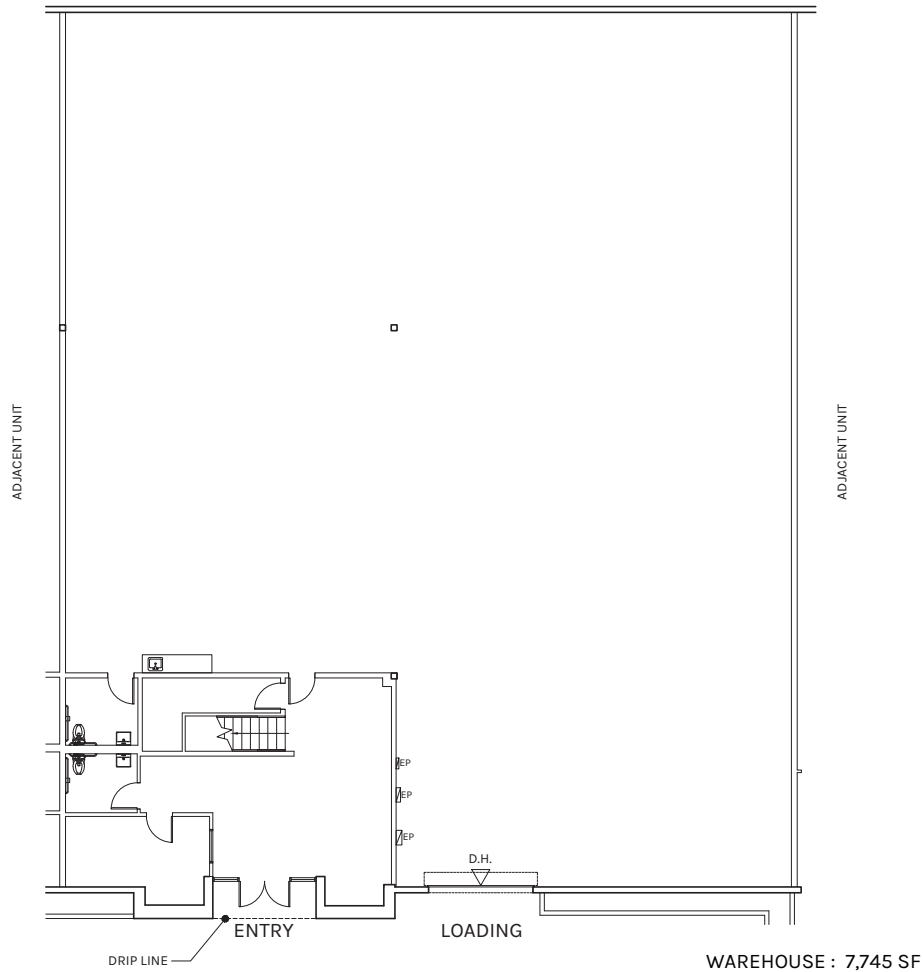
## PROPERTY HIGHLIGHTS

- Lease Rate \$1.50/SF/Month, MG, plus an estimated \$0.09 CAM/SF/Month
- Premier Industrial Park - Low CAM
- ±28' Clear Height
- One (1) Dock High Loading Door
- ±1,862 SF of Office/Design Space
- Renovated Interior / Office HVAC Included
- 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
- Flexible Lease Terms
- Ideal Distribution Facility

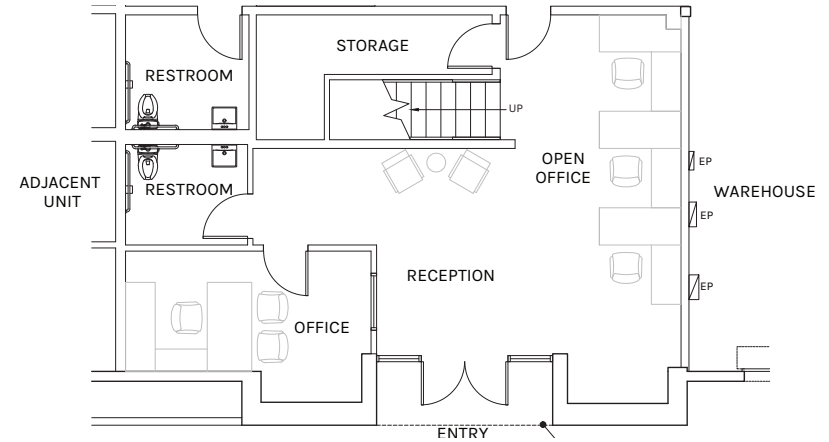




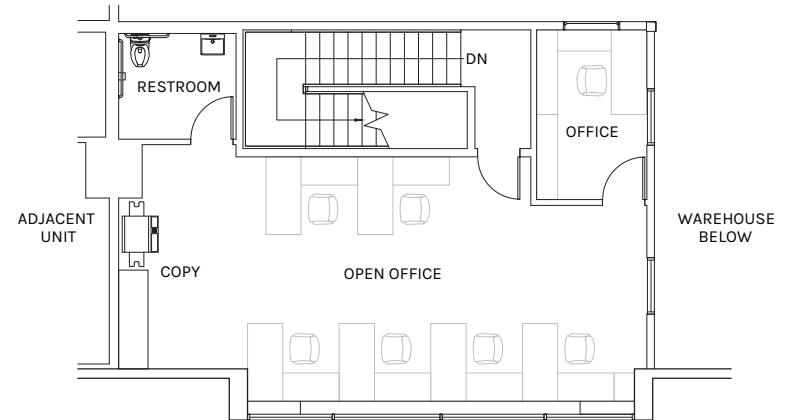
**OVERALL FLOOR PLAN**  
± 9,607 SF



**FIRST FLOOR OFFICE PLAN**  
± 963 SF



**MEZZANINE OFFICE PLAN**

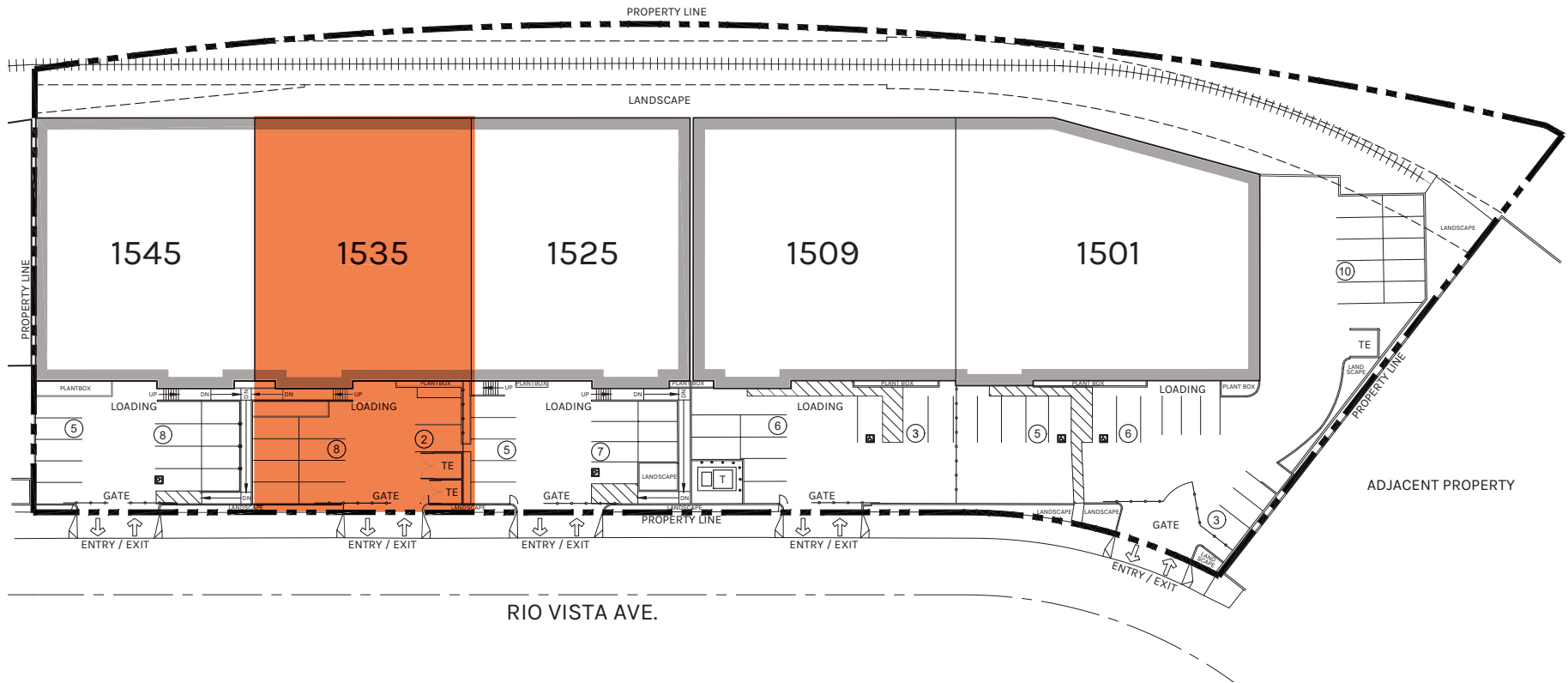


**WAREHOUSE**  
± 7,745 SF

**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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