



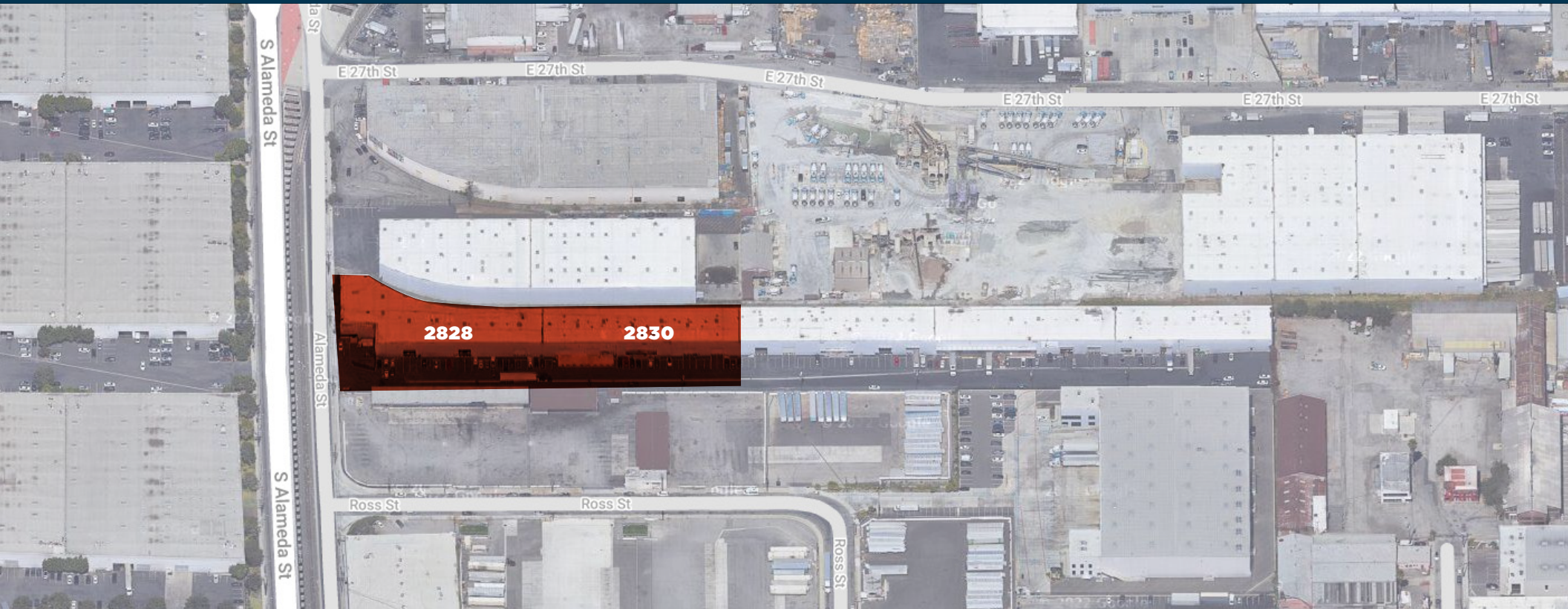
**±10,000 -25,000 SF UNITS  
AVAILABLE**

## **COMPLETELY REFURBISHED MULTI-TENANT INDUSTRIAL UNITS**

**INSTITUTIONALLY MANAGED | FLEXIBILITY TO GROW IN A PORTFOLIO | DELIVERING UNPRECEDENTED CUSTOMER SERVICE**

**2828, 2830, & 2832 S. Alameda St. | Vernon, CA 90058**





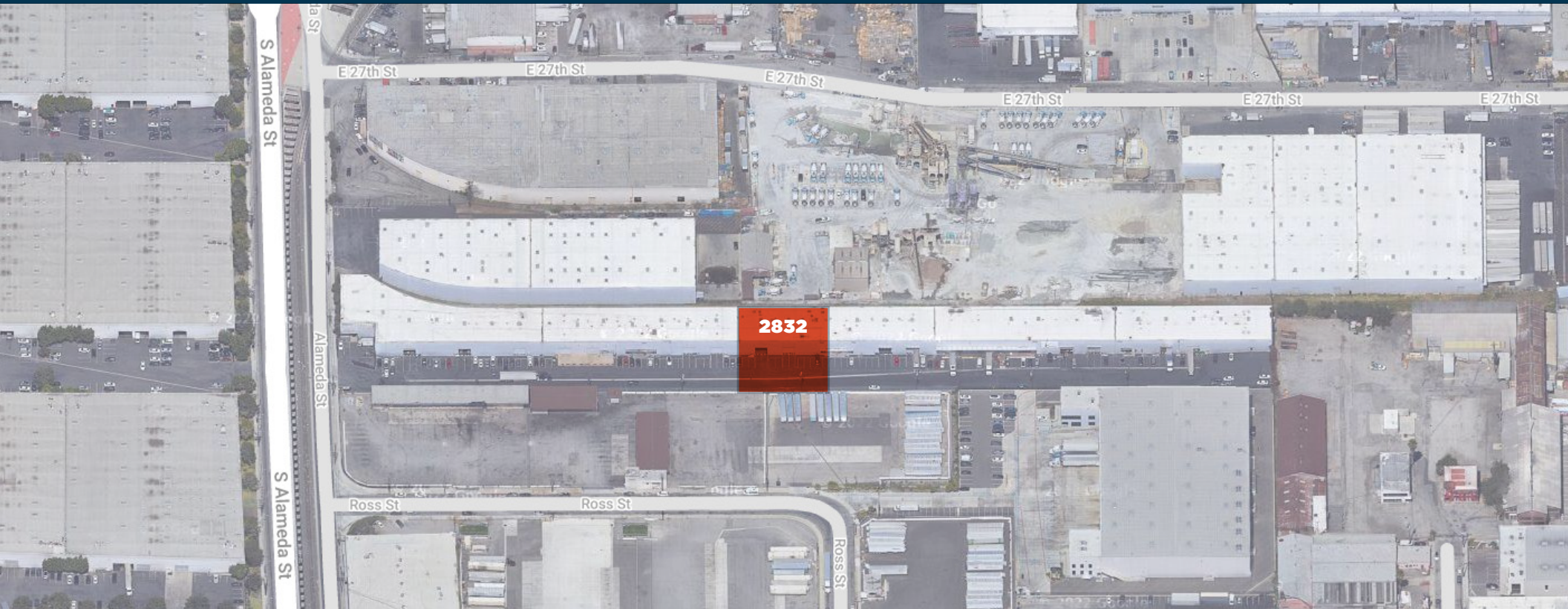
### PROPERTY HIGHLIGHTS

#### 2828 S. ALAMEDA ST. — ±25,000 SF

- Lease Rate \$1.25/SF/Month, MG, plus an estimated \$0.06 CAM/SF/Month
- Warehouse Area: ±23,538 SF
- ±1,462 SF Office Area
- 3 Dock-High Loading Doors
- 138.3 Amps, 120/240 Volts, 3 Phase, 4 Wire
- Large, Open Warehouse Layout with Unobstructed Floor Area
- Excellent Depth and Wide Clear Span
- 21 Stalls
- Front Office Positioned for Customer/Employee access
- Ideal for Warehousing, Production, or Distribution

#### 2830 S. ALAMEDA ST. — ±20,000 SF

- Lease Rate \$1.25/SF/Month, MG, plus an estimated \$0.06 CAM/SF/Month
- Warehouse Area: ±18,510 SF
- ±1,490 SF Office Area
- 4 Dock-High Loading Doors
- 271 Amps, 480 Volts, 3 Phase, 3 Wire
- Equipment Mezzanine
- ADA Ramp
- Efficient Loading Configuration for High-Volume Activity
- 21 Stalls
- Centralized Office Core with Multiple Rooms
- Broad Warehouse Span Suitable for Racking

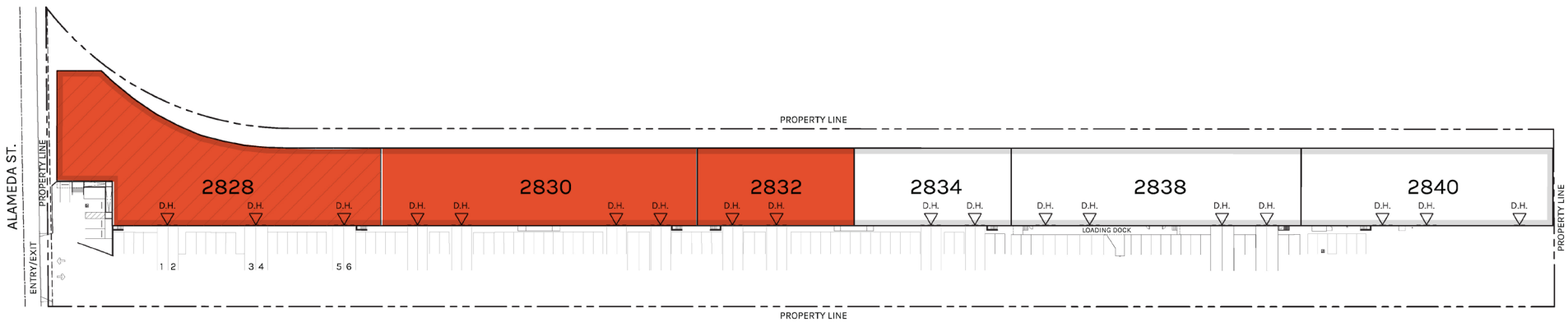


## PROPERTY HIGHLIGHTS

### 2832 S. ALAMEDA ST. — ±10,000 SF

- **Lease Rate \$1.35/SF/Month, MG, plus an estimated \$0.06 CAM/SF/Month**
- Warehouse Area: ±8,818 SF
- ±1,182 SF Office Area
- 2 Dock-High Loading Doors
- ADA Lift at Office Entry
- Clean, Efficient Layout for Small Distribution or Light Industrial Users
- 12 Standard Stalls and 1 Shared ADA Stall
- Includes Restrooms and Functional Office Area
- Ideal for Light Industrial, Distribution, or Small Manufacturing Operations



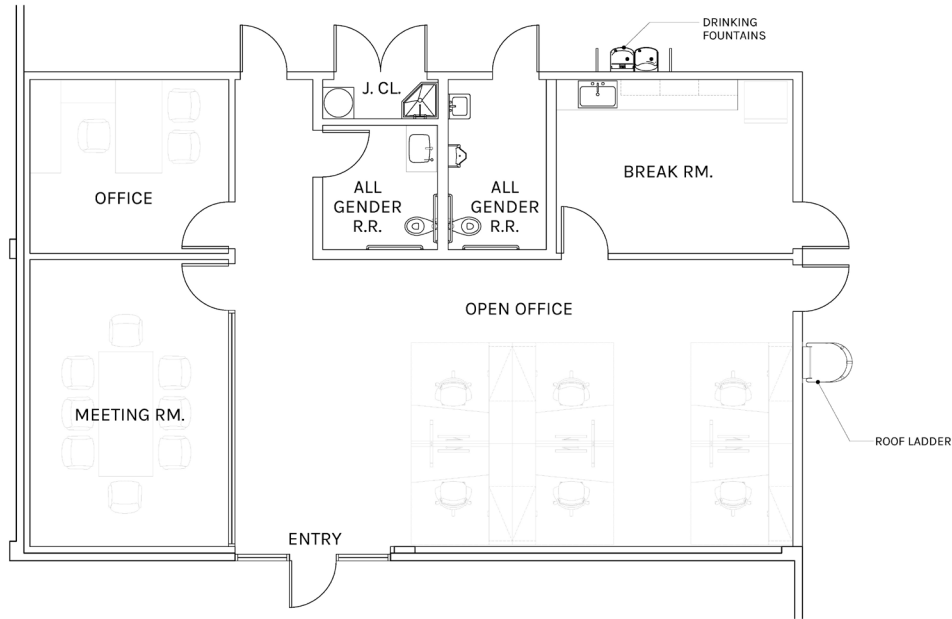


## Available Industrial Units

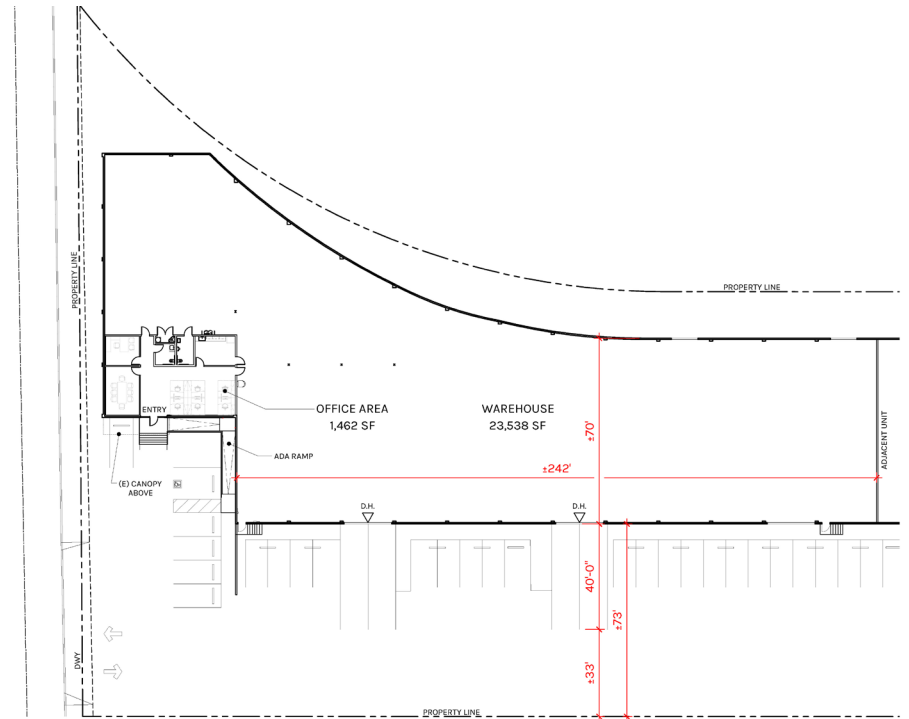
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



### GROUND FLOOR OFFICE : ±1,462 SF



### SITE PLAN



**WAREHOUSE**

**±23,538 SF**

**OFFICE**

**±1,462 SF**

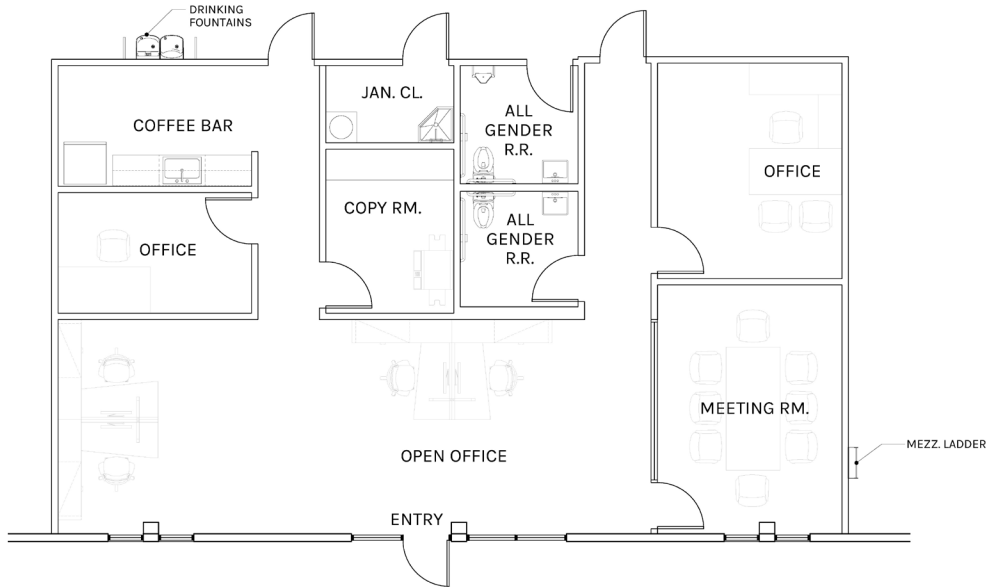
**TOTAL**

**±25,000 SF**

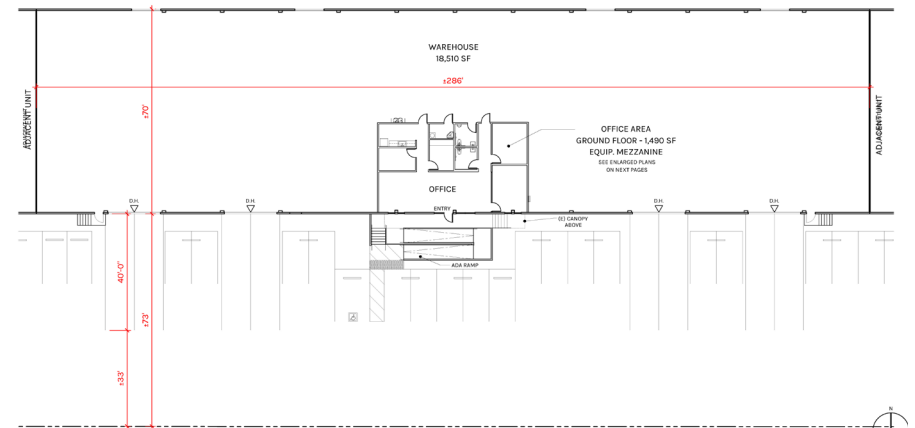
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## GROUND FLOOR OFFICE : ±1,490 SF



## SITE PLAN



**WAREHOUSE**

**±18,510 SF**

**OFFICE**

**±1,490 SF**

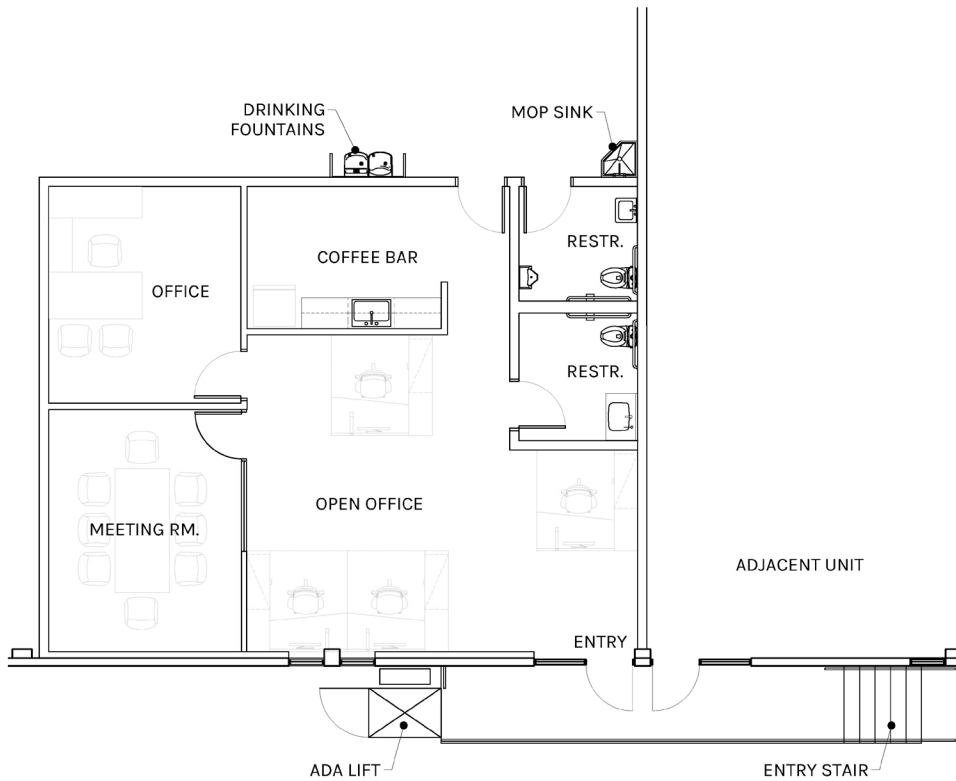
**TOTAL**

**±20,000 SF**

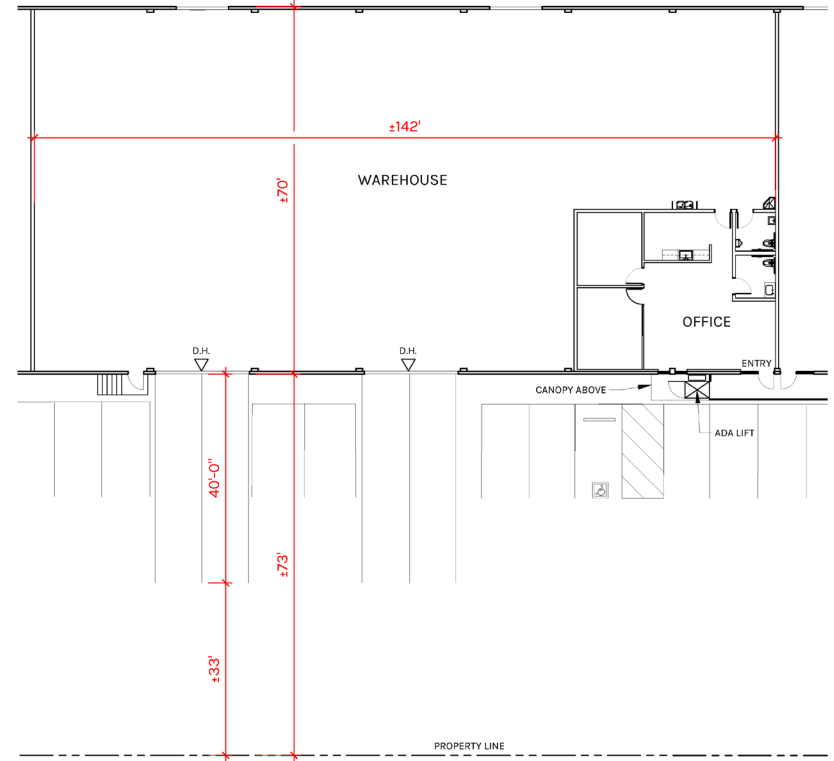
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### GROUND FLOOR OFFICE : ±1,182 SF



### SITE PLAN



**WAREHOUSE**

**±8,818 SF**

**OFFICE**

**±1,182 SF**

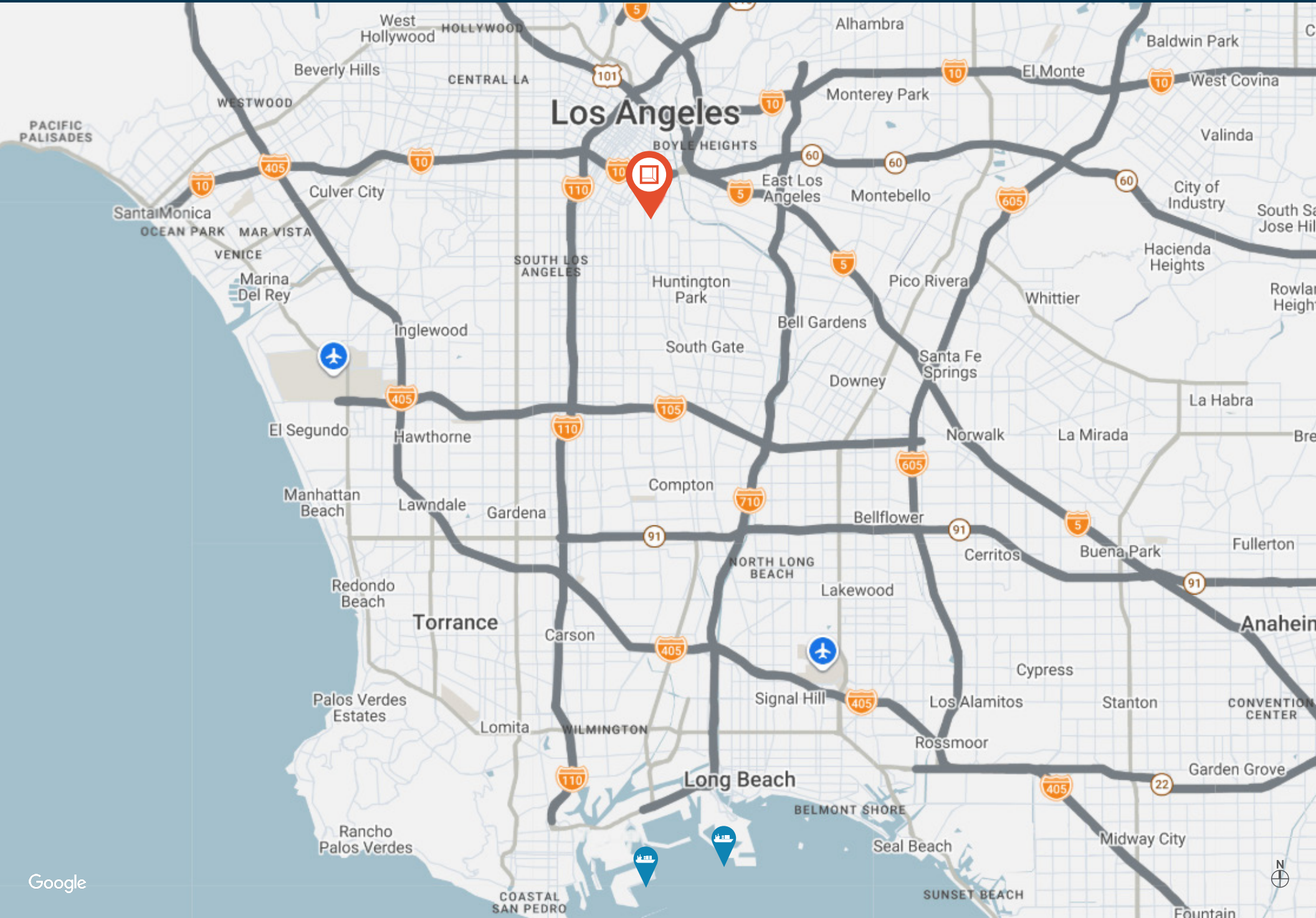
**TOTAL**

**±10,000 SF**

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# Property Location

2828, 2830, & 2832  
S. Alameda St.





**Rexford  
Industrial**

## Leasing Contacts

### DAVID FREITAG

D: 213.270.2235 | M: 310.413.9390  
dfreitag@daumcre.com  
CA LIC# 00855673

### BEN ANDREWS

D: 213.270.2246 | M: 310.993.4503  
bandrews@daumcre.com  
CA LIC# 02388899

### SAM ANDREWS

D: 213.270.2265 | M: 310.993.4504  
sandrews@daumcre.com  
CA LIC# 02398825

### MARIANNA LINK

D: 213.270.2228  
mlink@daumcre.com  
CA LIC# 01943085



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