

1245 Aviation Place



A DIVISION OF
**LEE &
ASSOCIATES**

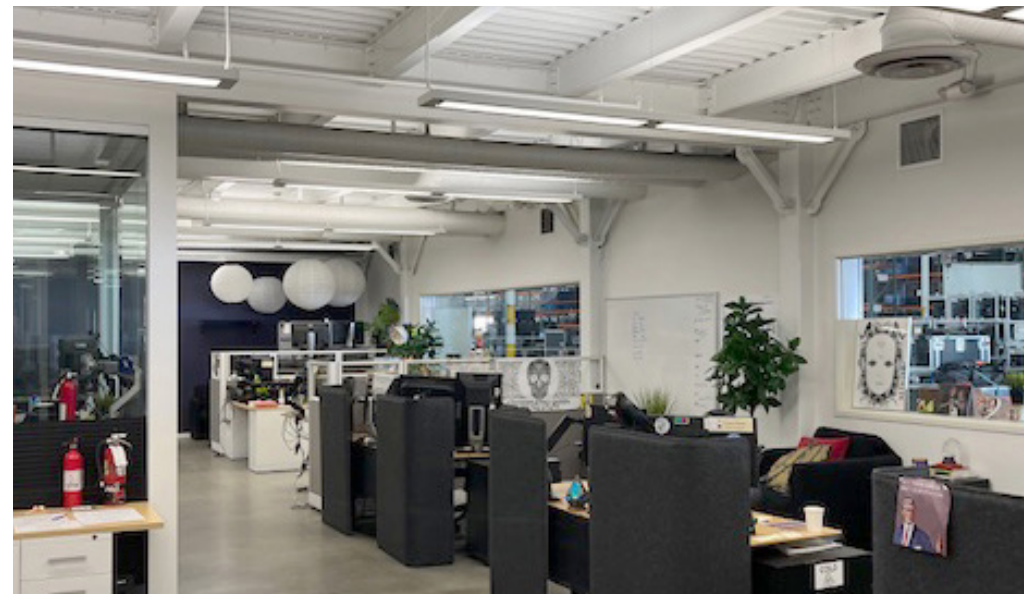
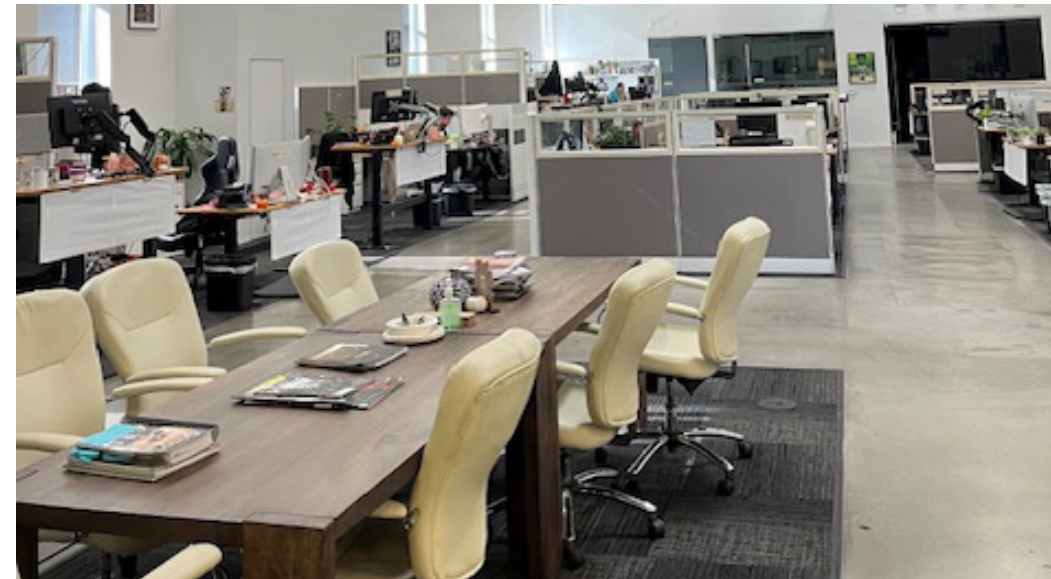
± 132,936 SF Available For Sublease

PROPERTY INFORMATION

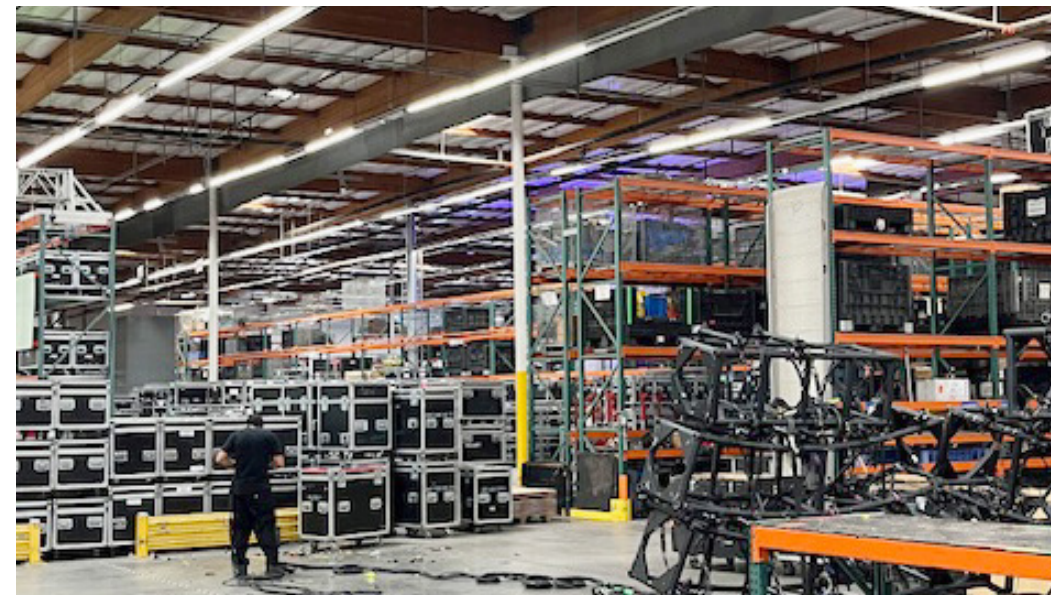
- Address:** 1245 Aviation Place
San Fernando, CA 91340
- Premises:** ± 132,936 SF
- Term:** Through 12/31/2028
- Asking Rate:** \$2.05/SF, NNN
- Features:**
- Cross dock with 21 dock high positions + 1 drive-in ramp
 - Gated site with drive around
 - 24' Clear
 - Partial mezzanine
 - Highly improved office
 - Located within the 5 building/ 591,660 SF San Fernando Business Center
 - Master Lessee: Rexford Industrial (NYSE:REXR)
- Contact:** Seth Wellisch
Principal
swellisch@leewestla.com
310.899.2734
DRE: 01335793



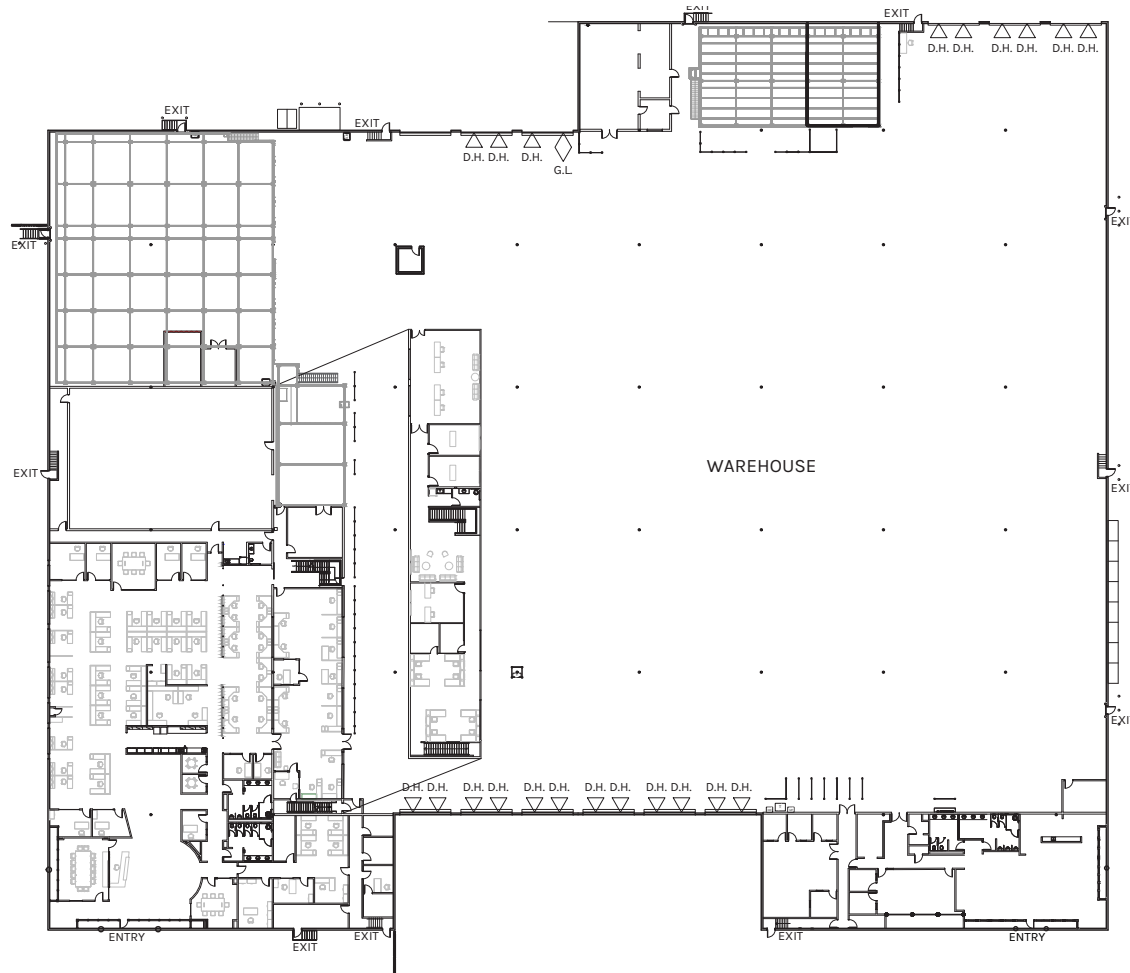
INTERIOR PHOTOS



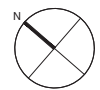
INTERIOR PHOTOS



FLOOR PLAN



WAREHOUSE: 98,034 SF
GROUND FLOOR OFFICE 1: 24,146 SF
GROUND FLOOR OFFICE 2: 6,110 SF
MEZZANINE OFFICE 1: 4,646 SF
TOTAL: 132,936 SF



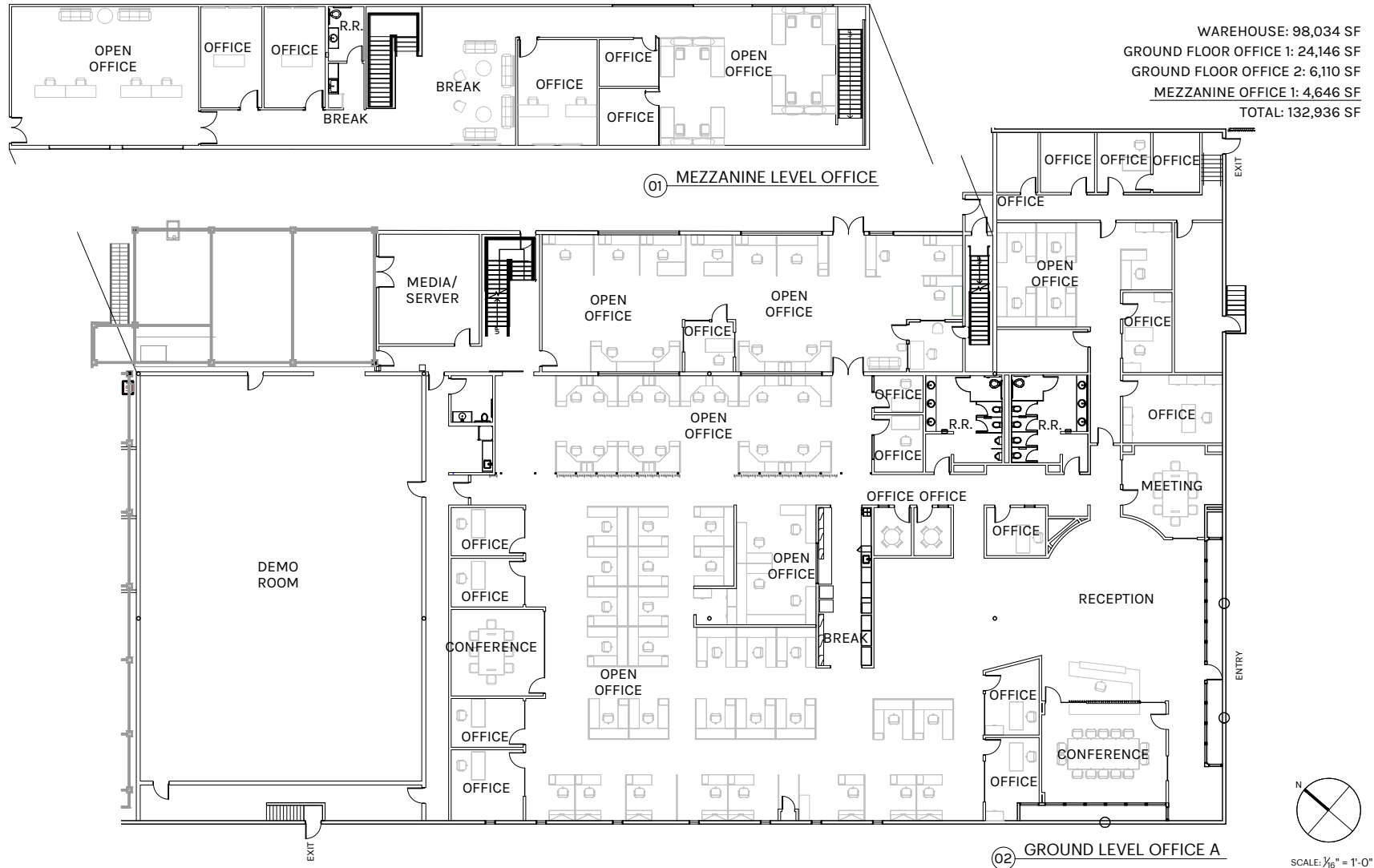
SCALE: 1" = 50'-0"



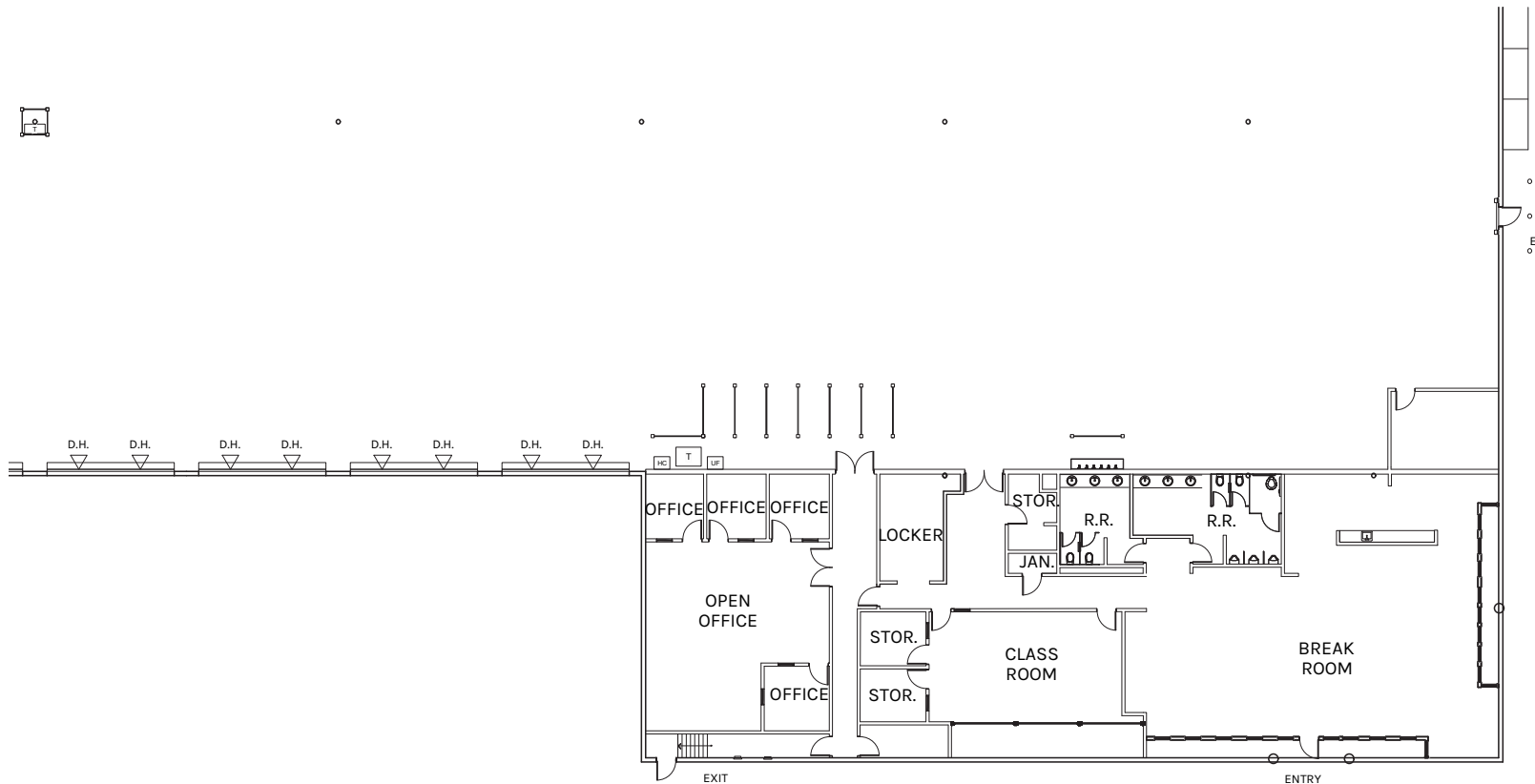
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GROUND FLOOR OFFICE 1 & MEZZANINE



GROUND FLOOR OFFICE 2



01 GROUND LEVEL OFFICE 2
1/16"=1'-0"

WAREHOUSE: 98,034 SF
GROUND FLOOR OFFICE 1: 24,146 SF
GROUND FLOOR OFFICE 2: 6,110 SF
MEZZANINE OFFICE 1: 4,646 SF
TOTAL: 132,936 SF



AERIAL VIEW



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CONTACT



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