

# *Industrial Sublease Opportunity*

±21,000 SF IN PRIME VERNON LOCATION

**KWP**  
REAL ESTATE



## **3850 S. SANTA FE AVE.**

CALEB HODGE / 310.430.5025 / [caleb.hodge@kwprealestate.com](mailto:caleb.hodge@kwprealestate.com) / DRE #02053613

[KWPREALESTATE.COM](http://KWPREALESTATE.COM)

# Available

## SPACE

Building: ±21,000 SF  
Land: ±62,000 SF  
Office: ±2,500 SF

## RATE

Negotiable

## PARKING

±130 Spaces

## LEASE TERM

Expires June 30, 2029



# Features

---

## POWER

1600 Amps

## CLEARANCE

16' - 22' (Varies)

## LOADING

(2) GL / 1 DH

## ZONING

VEM

## YARD

Fence/Paved

## SPRINKLERED

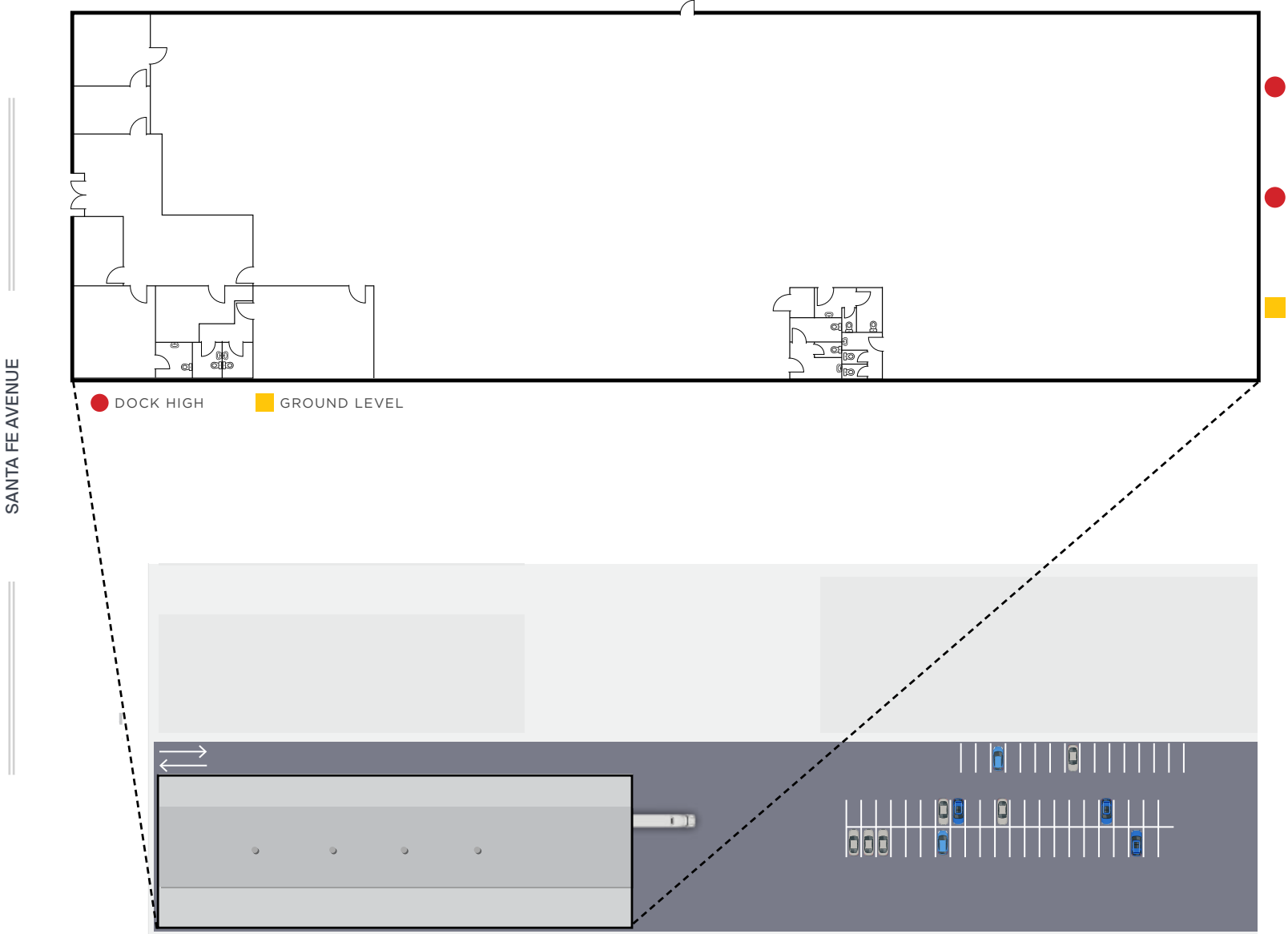
Yes

## LOCATION

Convenient access to  
freeways and Arts District  
Amenities



# Floor Plan









# Close Proximity to Freeways



# Your trusted *partners*

Caleb Hodge

[caleb.hodge@kwprealestate.com](mailto:caleb.hodge@kwprealestate.com)

310-887-6413

DRE #02053613

[KWPREALESTATE.COM](http://KWPREALESTATE.COM)