

FOR LEASE

2410 Yates Avenue

Suites 100 & 102 | Commerce, CA 90040



SUITE 100: ±4,244 SQ. FT.

SUITE 102: ±6,698 SQ. FT.

SUITE 100 & 102: ±10,942 SQ. FT.

ANITA M. ARTUKOVICH

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SUITE 100 HIGHLIGHTS

- Three Private Offices
- Large Workroom/Storage Room Ground Floor Suite with Separate Lobby
- Former Users: Credit Union Space, Bail Bonds Company, Bathing Suit Design Company
- Options of Possible Expansion into Additional Space

SUITE 102 HIGHLIGHTS

- Large Showroom/Storage Room Ground Floor Suite with Separate Lobby Open Office Area
- Former Outlet
- Options of Possible Expansion into Additional Office Space
- Great Space For Showroom, Light Assemblage & Display

Lessee should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, roof condition, any city potential incentive areas, any unpermitted improvements, and if the floor load is adequate for Lessee's product weight and product types and use, etc. Lessee should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Lessee in order for Lessee to occupy all areas of the building legally. Lee & Associates - Los Angeles Central strongly recommends that the above items be completed prior to waiver of any contingencies for a lease. Broker also advises Lessee to obtain any required use permits and business licenses and have their Attorney review any Lease Contract prior to execution.

FOR MORE INFORMATION, PLEASE CONTACT

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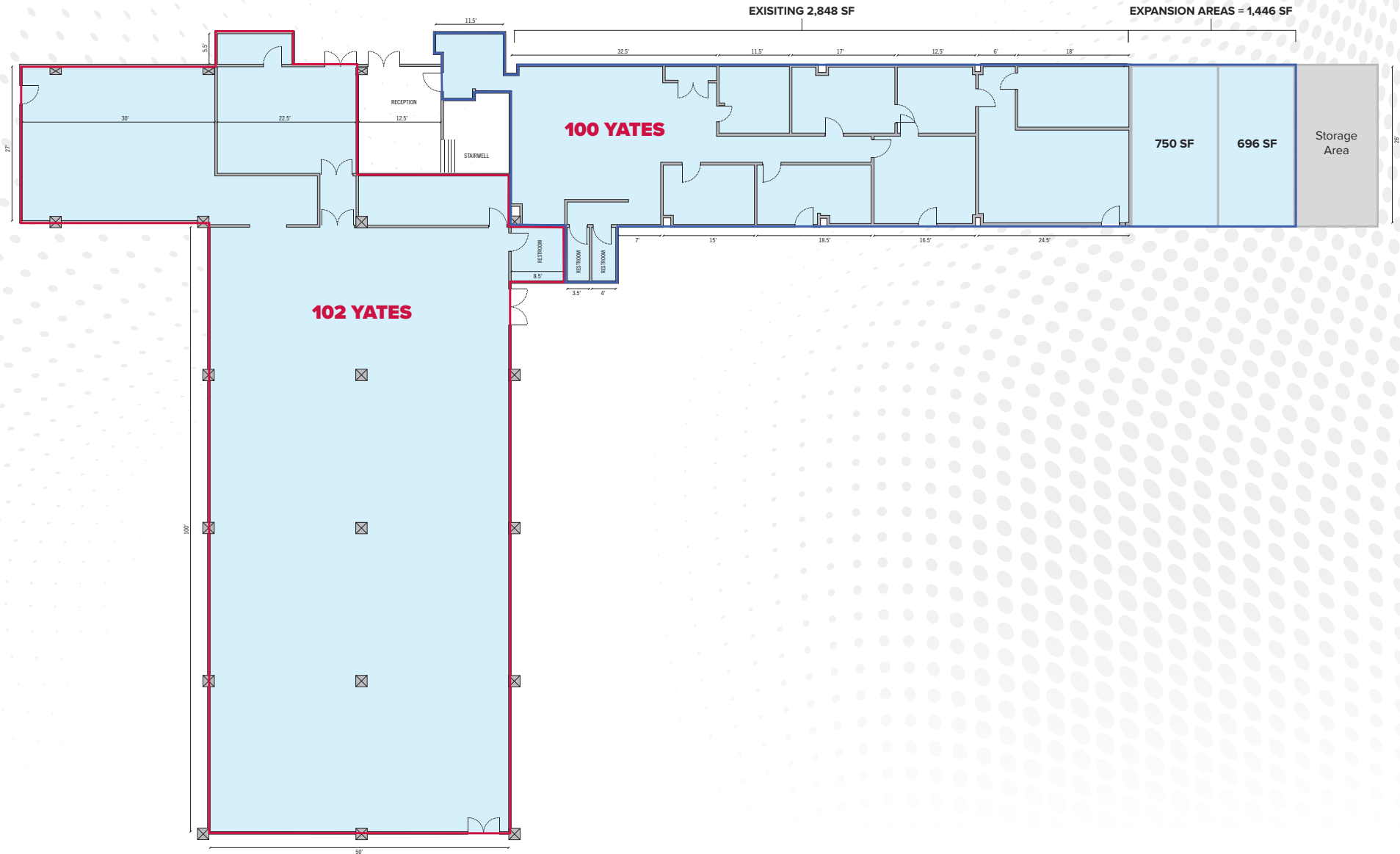
±4,244 SF WORKROOM/STORAGE ROOM | ±6,698 SF SHOWROOM

2410 Yates Avenue

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PROPERTY FLOOR PLAN: ±10,492 SF

UNITS 100 AND 102



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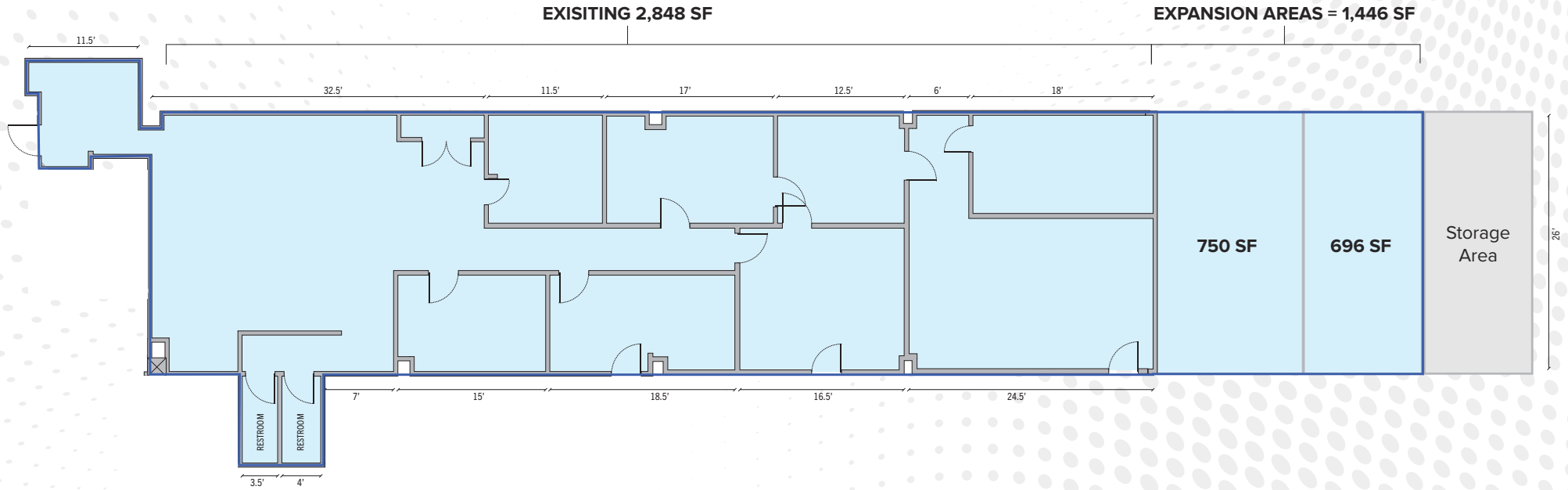
±4,244 SF WORKROOM/STORAGE ROOM | ±6,698 SF SHOWROOM

2410 Yates Avenue

Suites 100 & 102 | Commerce, CA

PROPERTY FLOOR PLAN: ±4,244 SF

UNIT 100



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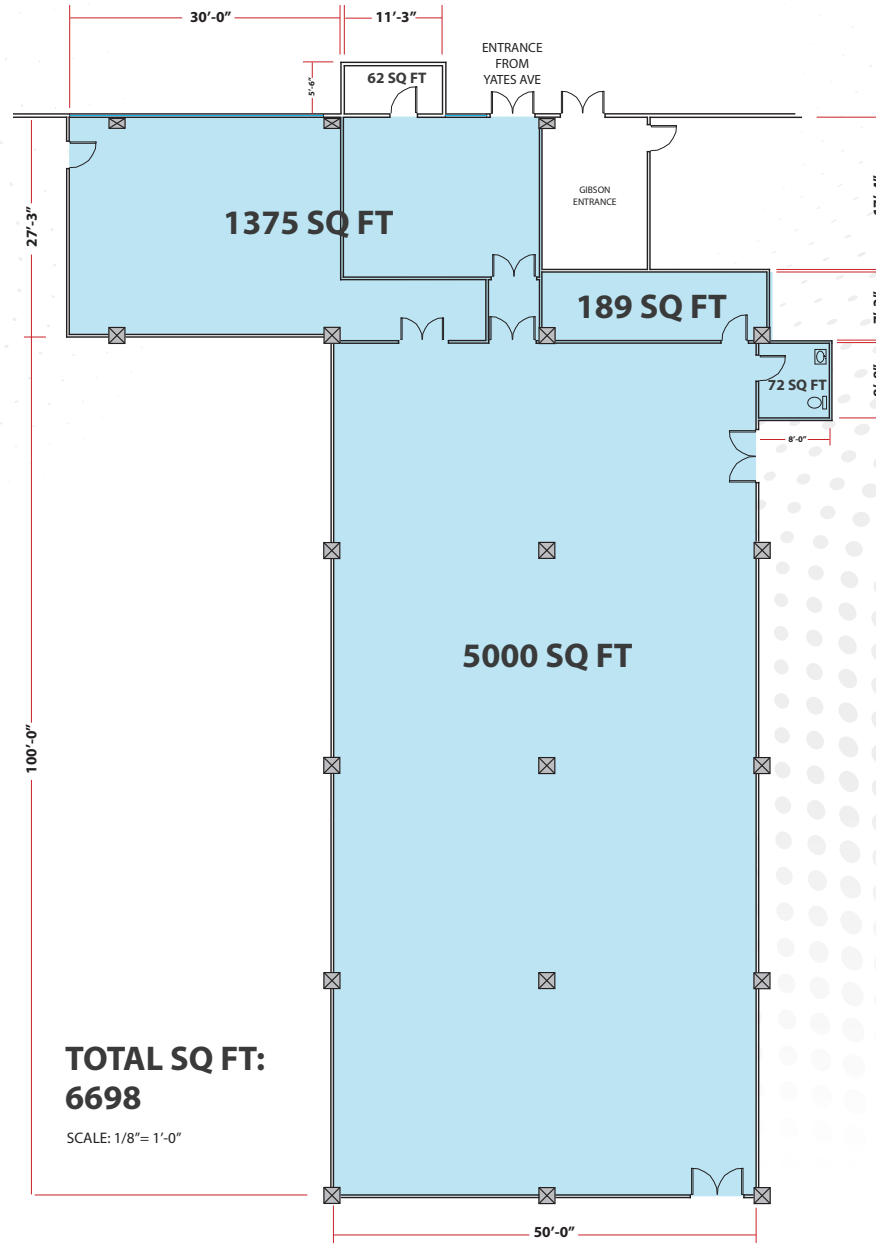
±4,244 SF WORKROOM/STORAGE ROOM | ±6,698 SF SHOWROOM

2410 Yates Avenue

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PROPERTY FLOOR PLAN: ±6,698 SF

UNIT 102



TOTAL SQ FT:
6698

SCALE: 1/8" = 1'-0"

2410 *Vates Avenue*

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