



Colliers

# Land For Lease & Part is Sublease Offering

Asking Lease Rate:  
**\$0.72 PSF IG**  
(\$13,000 per month)

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## 728 N. Sanford Avenue Wilmington, CA 90744

### Features

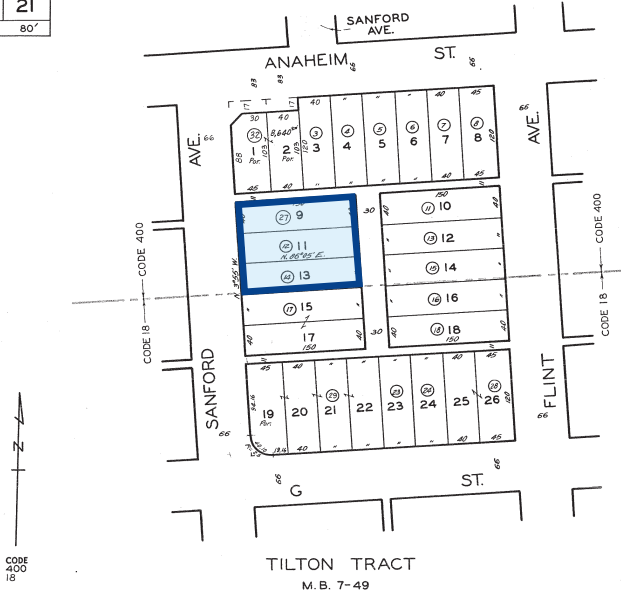
- Cross Streets: Anaheim St / Sanford Ave
- Land Size:  $\pm$  18,177 SF (0.41 Acres)
- Building:  $\pm$  484 SF Office Building
- Yard: Fenced, Secure and Concrete Paved Yard
- Previous Use: Auto Wrecking Yard
- Utilities: Electricity, Water, Sewer
- Location: Near World Ports of Los Angeles and Long Beach
- Location: 110, 710 and 405 Freeways
- Zoning: M2
- APN: 7424-021-012;014 & 027
- See page 2 for more details regarding what is a direct for lease offering versus what is a sub-lease offering.



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# Parcel Map

7424 | 21  
SCALE 1" = 80'



## DIRECT LIST OFFERING AND SUBLEASE OFFERING:

The total asking rate is: \$13,000 Per Month Industrial Gross on a 2-3 year term with increases.

Note: APN: 7424-021-012;014 totaling approx +/- 12,001 SF is a direct lease offering (\$10,000.00):

APN: 7424-021-027 is a sub-lease offering \$3,000.00). The landlord for the direct leasing offering has rented the space that is for sublease for many years. Call regarding sublease term.

# Road Map

