

FOR LEASE
253,318 SF

3690 UNION PACIFIC AVENUE
LOS ANGELES, CA 90023



BRAND NEW **STATE OF THE ART**
FREESTANDING BUILDING
WITH **LARGE FENCED & SECURED YARD**



NEWMARK

CP CLARION PARTNERS

A Franklin Templeton Company

REDA
REAL ESTATE DEVELOPMENT ASSOCIATES

3690 UNION PACIFIC AVENUE

LOS ANGELES, CA 90023



For Lease: 253,318 SF



Class 'A' Brand New Freestanding Building with Large Fenced & Secured Yard



6,794 SF (Two-Story) Executive Offices
More Possible



35 Dock High Positions
40,000 LB Pit Levelers,
Z Guards, Outlets, Lights,
Locks At All Positions
2 Ground Level Doors



36' Clearance



ESFR K-25 Sprinklers



2,000 Amps
Expandable to 4,000 Amps



100% Concrete Fenced & Secured Yard
185' Truck Court



142 Auto Parking Stalls
41 Trailer Parking Stalls
More Possible



50' x 56' Column Spacing
60' Deep Speed Bays



8" Reinforced Concrete Slab



5 EV Charging Stations Installed



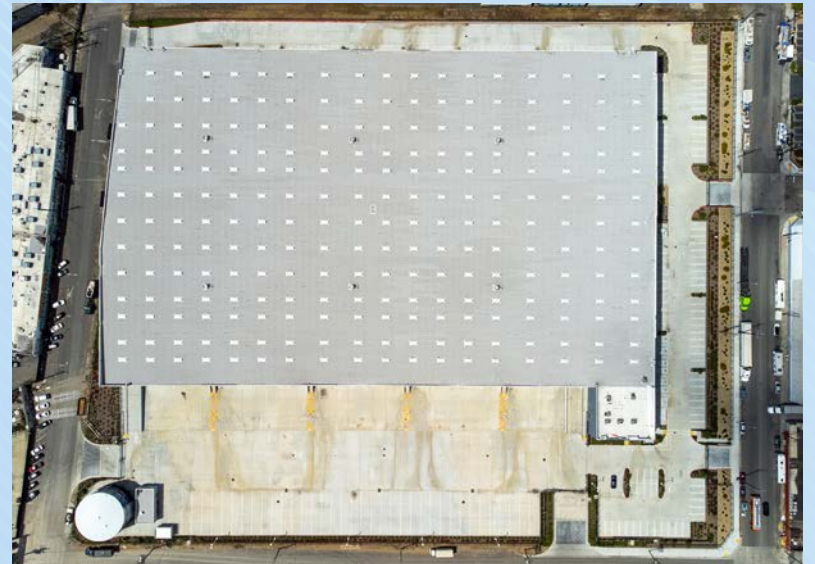
LEED Certified



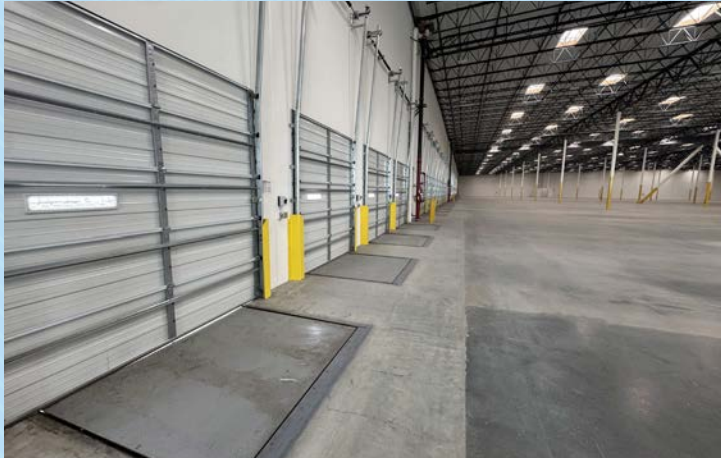
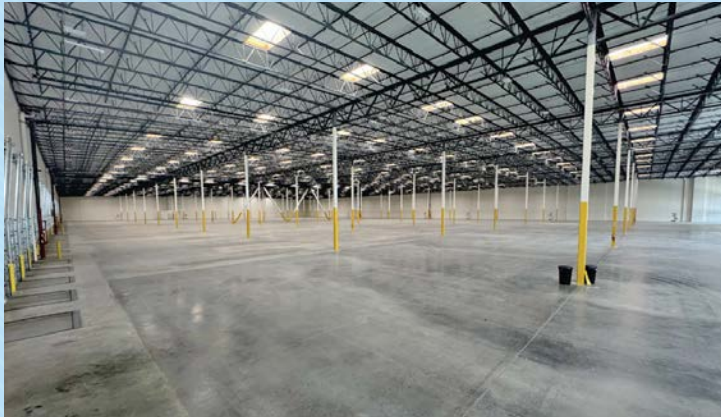
2.5% Skylights



Direct Freeway Access:
(5), (60), (710) & (10)



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NOT TO SCALE

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● = FREEWAY ENTRANCE / EXIT



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DISTANCE TO / FROM



(5) FREEWAY	0.6 MILES
(60) FREEWAY	1.3 MILES
(710) FREEWAY	1.5 MILES
(10) FREEWAY	2.5 MILES
(110) FREEWAY	5.5 MILES
DOWNTOWN LOS ANGELES	5.0 MILES
HOLLYWOOD BURBANK AIRPORT	17.5 MILES
LOS ANGELES INT'L AIRPORT	21 MILES
LONG BEACH AIRPORT	21 MILES
PORT OF LONG BEACH	21 MILES
PORT OF LOS ANGELES	23 MILES
JOHN WAYNE ORANGE COUNTY AIRPORT	36 MILES
ONTARIO INT'L AIRPORT	39 MILES



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NEWMARK

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