



Industrial Property for Lease

1475 E I St. , WILMINGTON, CA 90744

Assessor's Parcel Number: 7425-044-900



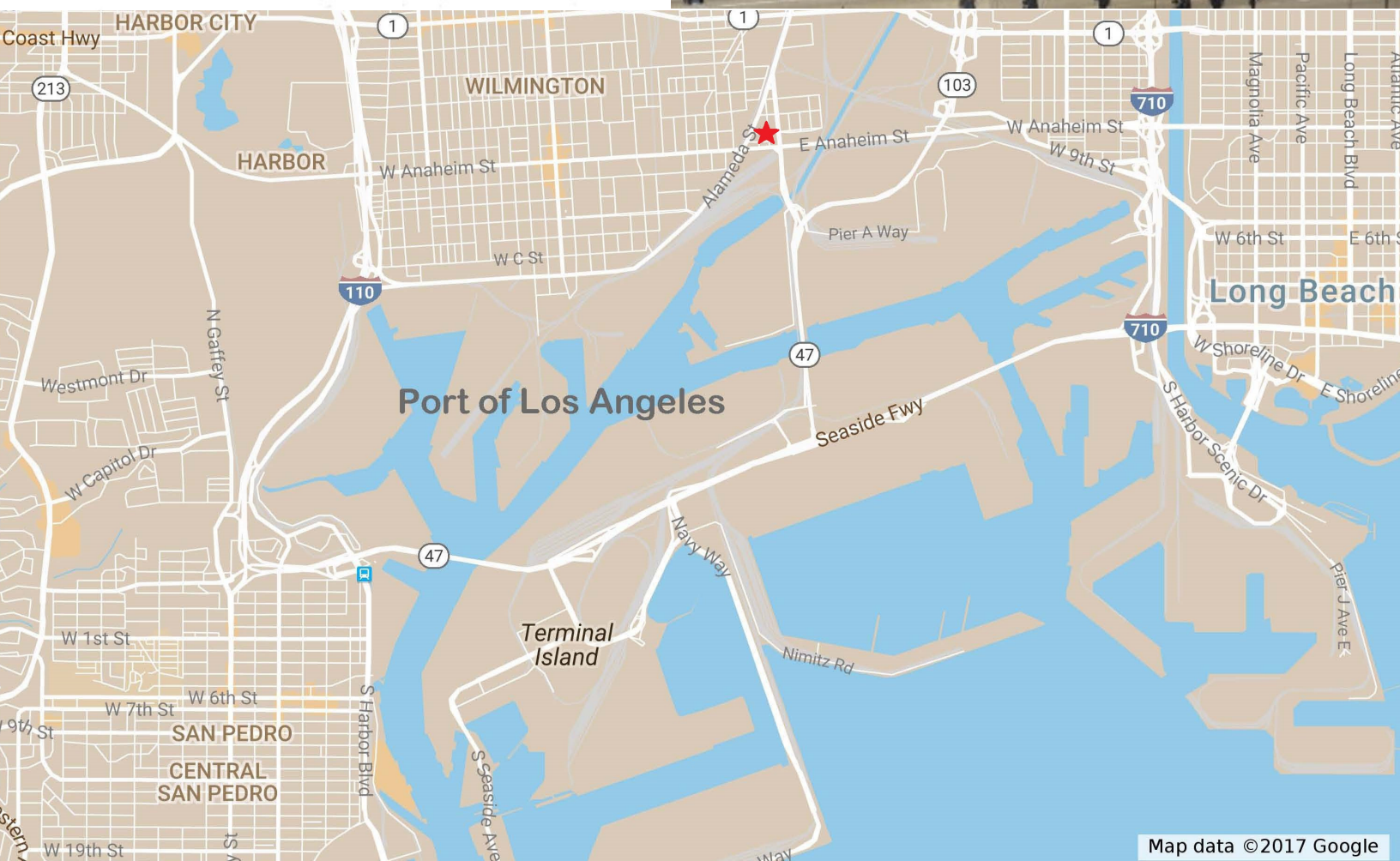
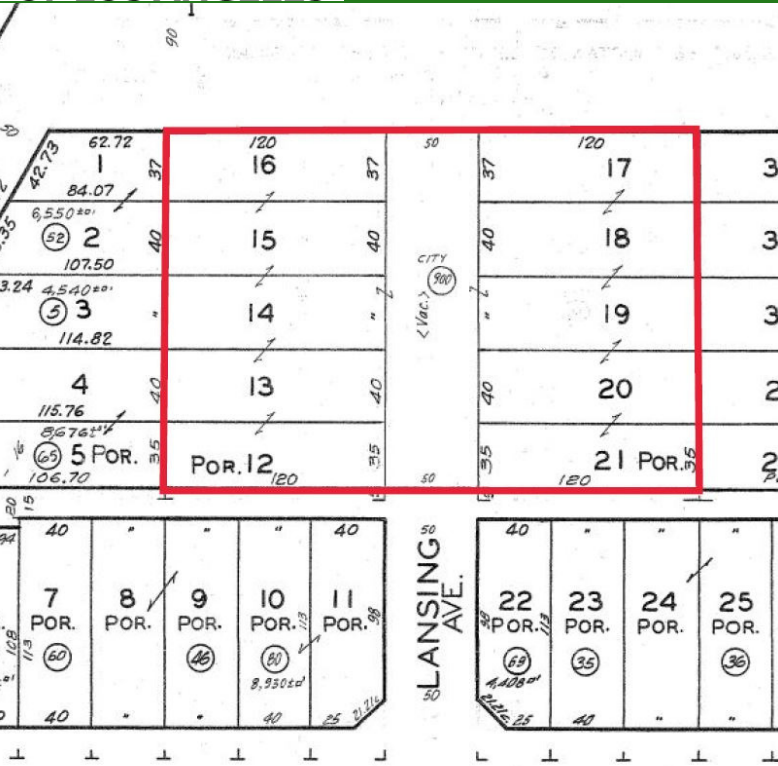
- > 55,680 SF of Vacant Land Acres: 1.27
- > Close proximity to the Port of Los Angeles and Long Beach
- > LA M3 Zoning
- > Heavy Weight Corridor/Anaheim St Close
- > Easy Access to the 110, 405 and 710 Freeways



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Square Footage:	55,680	Total Annual Rent:	\$167,040.00
Annual Rent per SF:	\$3.00	Monthly Rent:	\$13,920.00

To use this property, grading, gravel, asphalt or concrete paving (in compliance with Port Standards) and Low Impact Development Standards of the City of Los Angeles (LIDS) will be required. All development costs will be borne by the lessee. However, the Port may consider offsetting the costs of improvements by way of allowances or other methods as may be deemed appropriate. Regardless, upon completion of reimbursement of improvement costs by the Port, it will be deemed that the Port has purchased the improvements and will adjust rent accordingly for the rental value of the land as improved at that time. All rents will be subject to annual increases based on the Consumer Price Index.

Principals Only.

The LIDS can be found at the following website:

<http://www.lastormwater.org/green-la/low-impact-development/>

It is suggested that any interested party review the LIDS and check with the Los Angeles Department of Building and Safety regarding any additional use permits or requirements prior to submitting an application.

The use of gravel may be permitted for certain circumstances and uses in lieu of paving and will be determined on a case by case basis.

There is a \$500 non-refundable application fee for Environmental and Engineering review of plans and/or drawings as part of the application for port permit.

Applications

General Information Form:

https://www.portoflosangeles.org/forms/General_Information_Form.pdf

Environment Assessment Form:

https://www.portoflosangeles.org/forms/Environmental_Form.pdf

Permit to Use Harbor Department Property Form:

https://www.portoflosangeles.org/forms/Permit_to_use_Harbor_Department_Property_Form.pdf

Risk Management Analysis Form: (Risk Management Form is only for Applicants whose proposed project involves the handling, transportation, or storage of hazardous liquid bulk commodities.)

https://www.portoflosangeles.org/forms/Risk_Management_Form.pdf

Port of Los Angeles Cargo & Industrial Real Estate
425 S. Palos Verdes Street, San Pedro, CA 90731
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