

# 2734 E 46<sup>TH</sup> STREET

VERNON • CA 90058

SSOTO ST



## FOR LEASE

### ±3,108 SF INDUSTRIAL UNIT

**DOUG CLINE**  
Senior Vice President  
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213.324.2957  
LIC NO 01142005

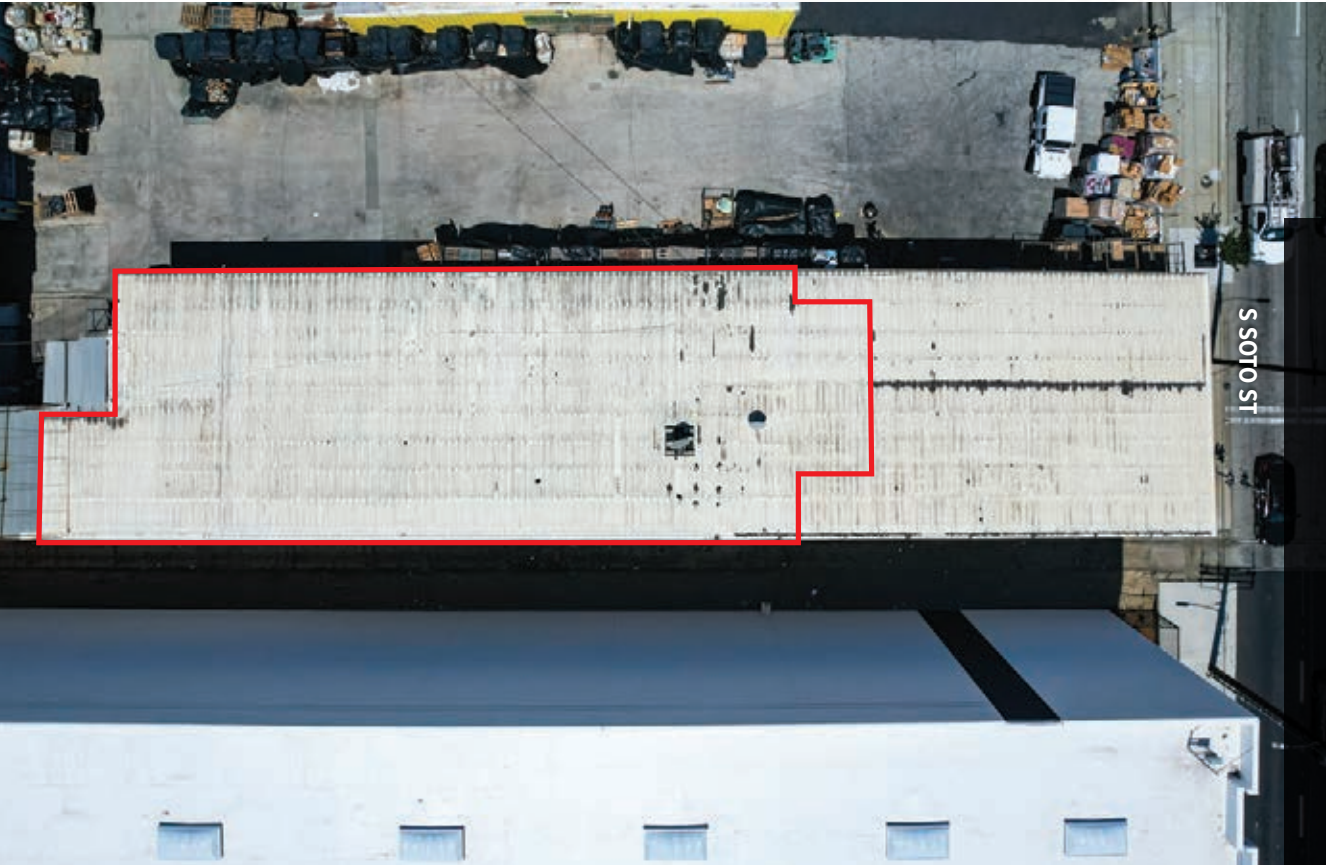
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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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## PROPERTY HIGHLIGHTS



Prime Vernon  
Industrial Location



Quick Access to  
I-710, I-5 & I-10



Free-Standing  
Building



Ideal for Light  
Manufacturing



Fenced & Paved Yard/Parking

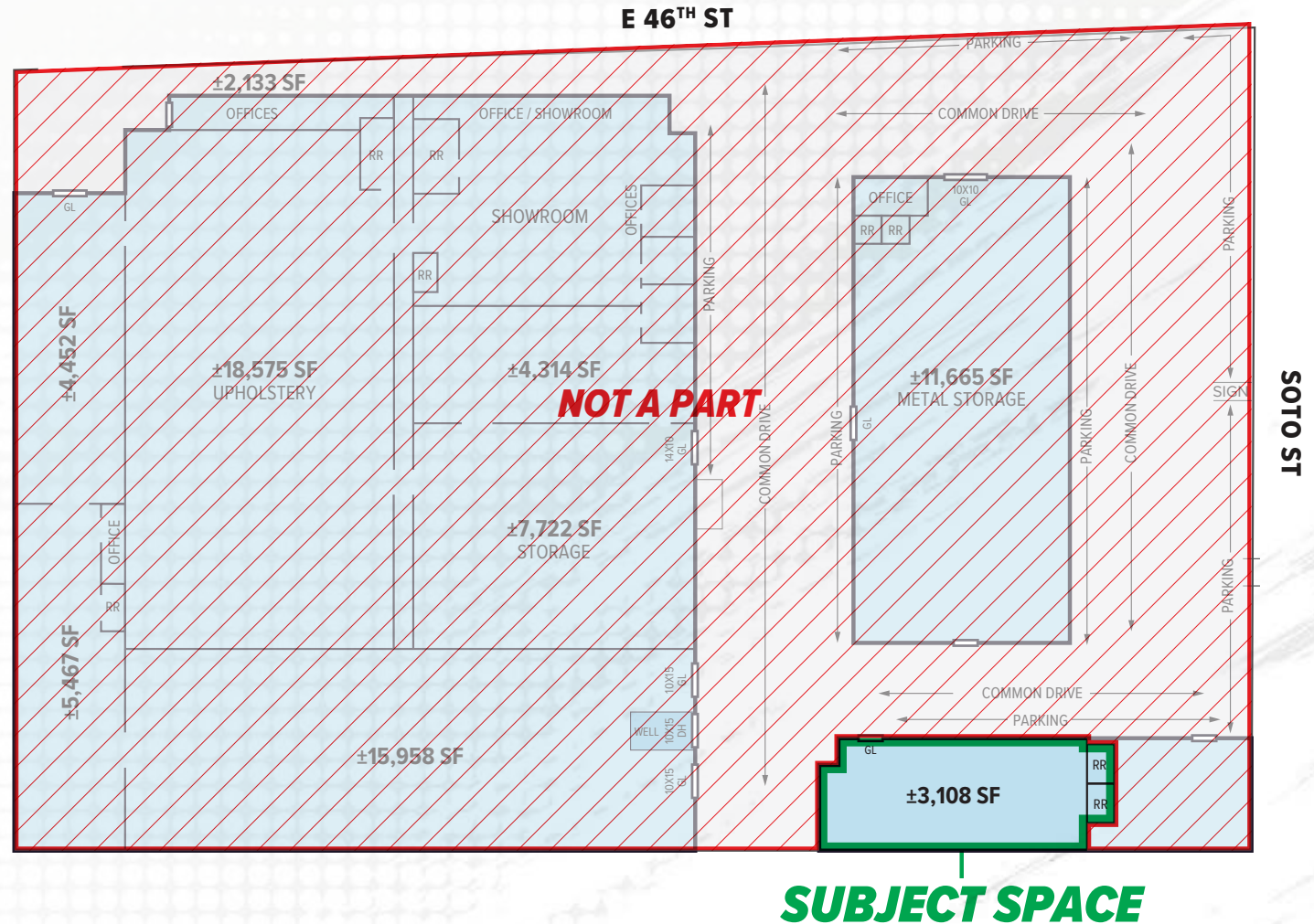
2734 E 46<sup>th</sup> Street offers ±3,108 SF of functional industrial space in a prime Vernon location with quick access to the I-710, I-5, and I-10 Freeways. The freestanding concrete unit features ±300 SF of office, a ground-level loading door, fenced and paved yard/parking area, and is ideal for light manufacturing, storage, or distribution users. Conveniently located near major logistics corridors and the BNSF Hobart Yard.

**LEASE RATE** | \$3,730/Mo (\$1.20 PSF/Mo) GRS

# PROPERTY INFORMATION

Available SF	±3,108 SF
Prop Lot Size	POL
Office SF	±300 SF
APN	6308-002-014
Zoning	VEM
Year Built	1962
Yard	Fence/Paved
Restrooms	2
Clear Height	13'
GL/DH Doors	1 GL / 0 DH
Sprinklered	Yes
Power	A: 200 V: 240 Ø: 3
Possession Date	Now
Vacant	Yes
Market/Submarket	Commerce/Vernon

## PROPERTY SITE PLAN



SOTO ST

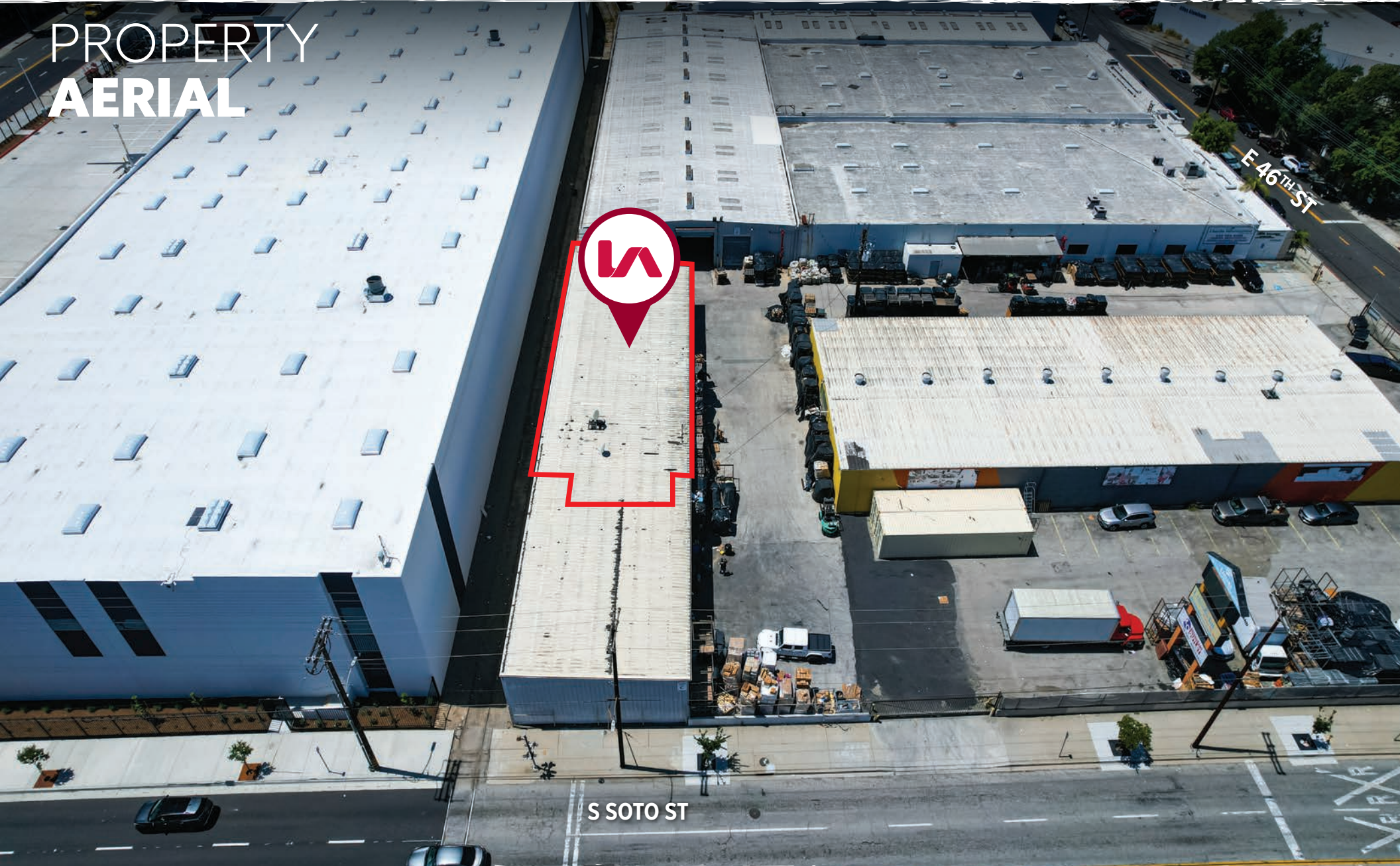
**SUBJECT SPACE**



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PROPERTY  
AERIAL



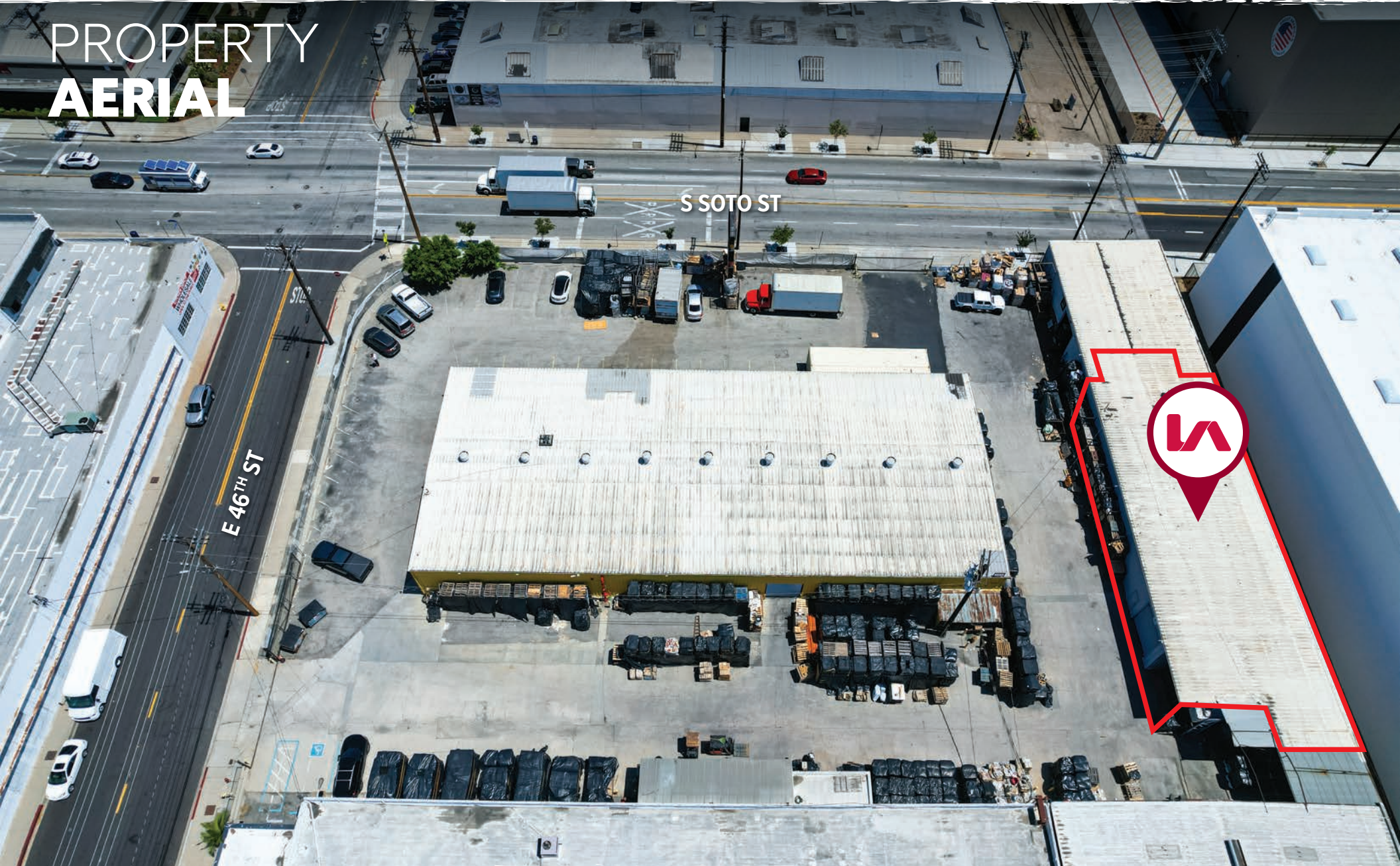
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E 46TH ST

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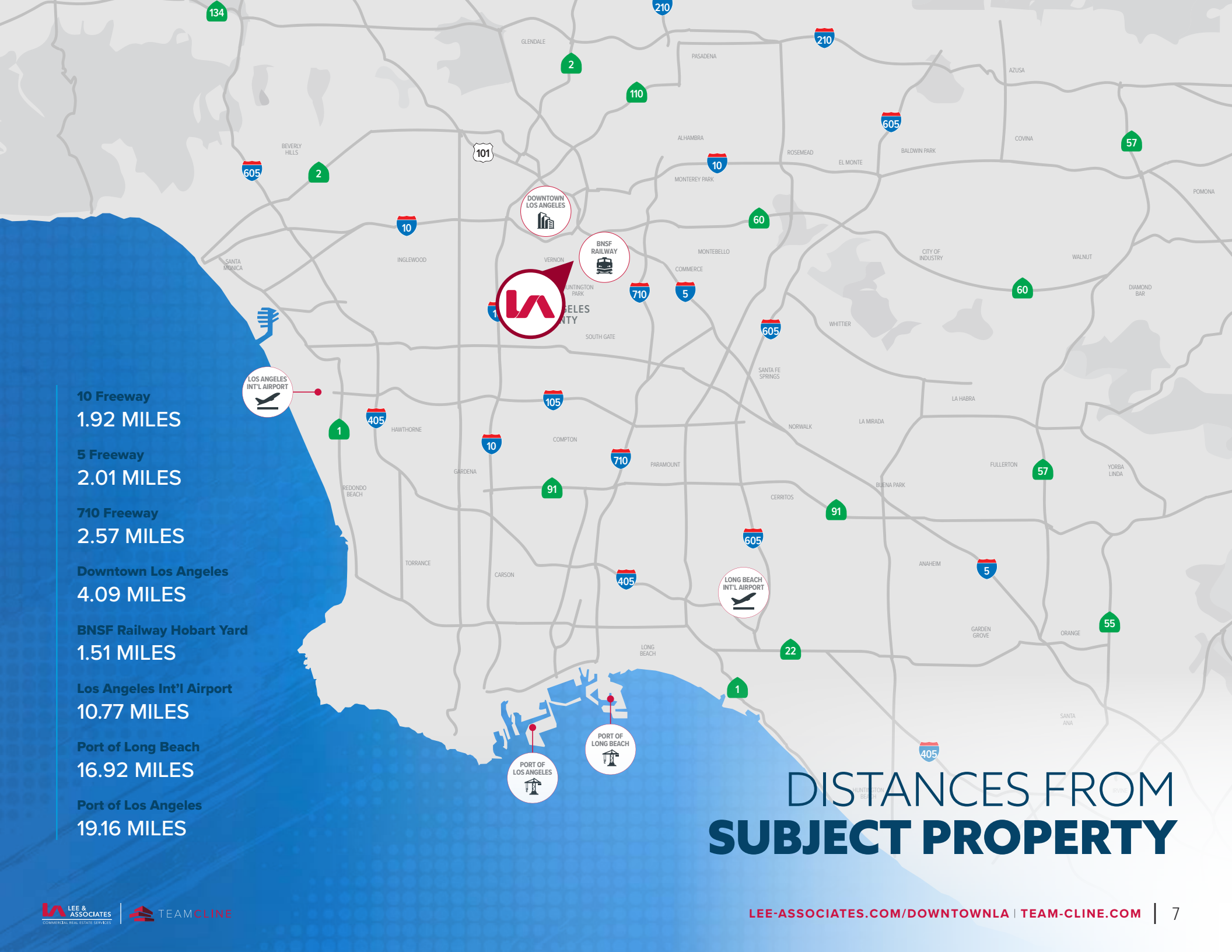
PROPERTY  
**AERIAL**



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# DISTANCES FROM SUBJECT PROPERTY

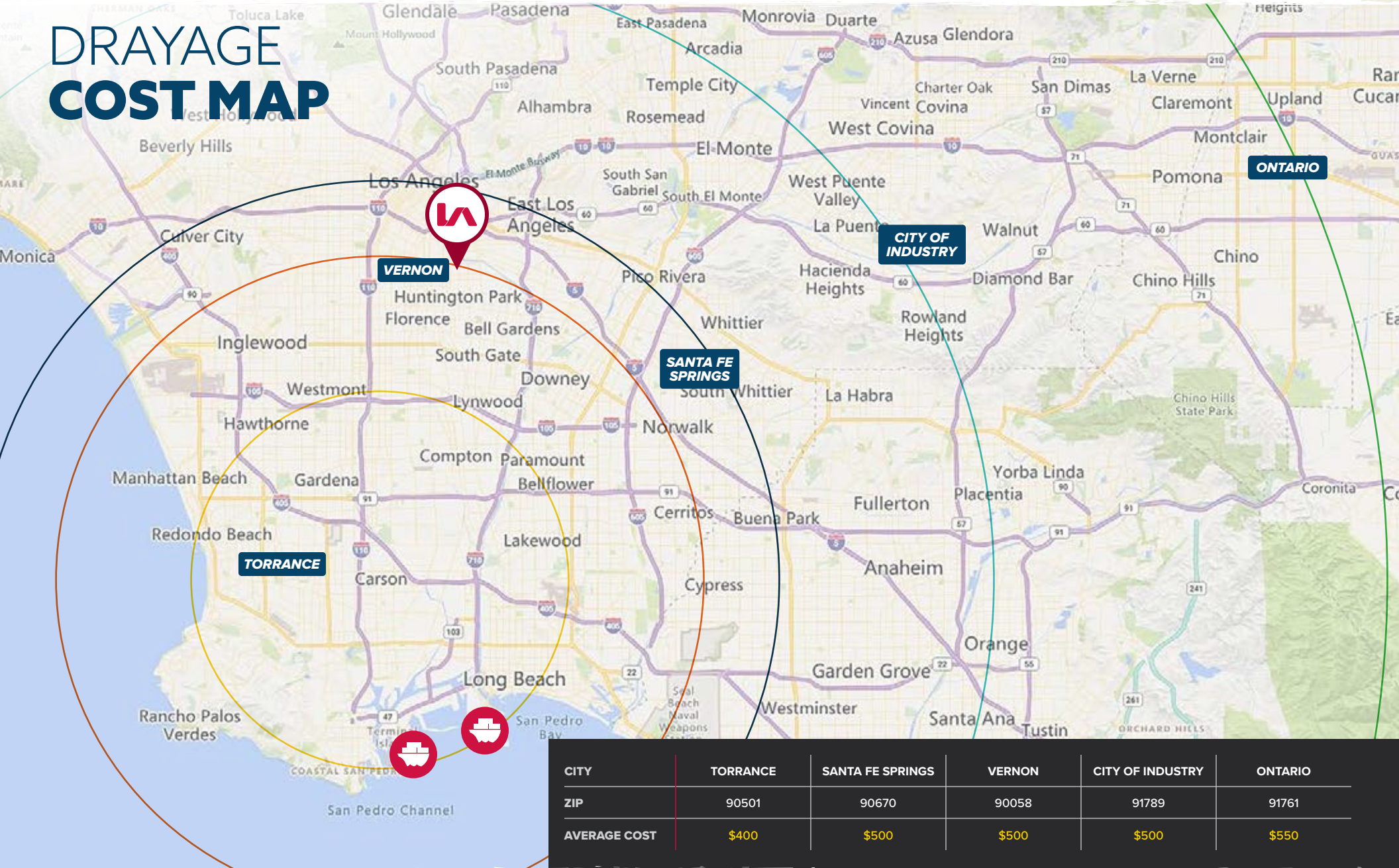
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## DRAYAGE COST MAP





For More Information,  
Please Contact ▶

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.