

FOR LEASE

±89,848 SF INDUSTRIAL UNIT



3150 E 46TH ST | VERNON | CA 90058

DOUG CLINE

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Central Vernon
Location



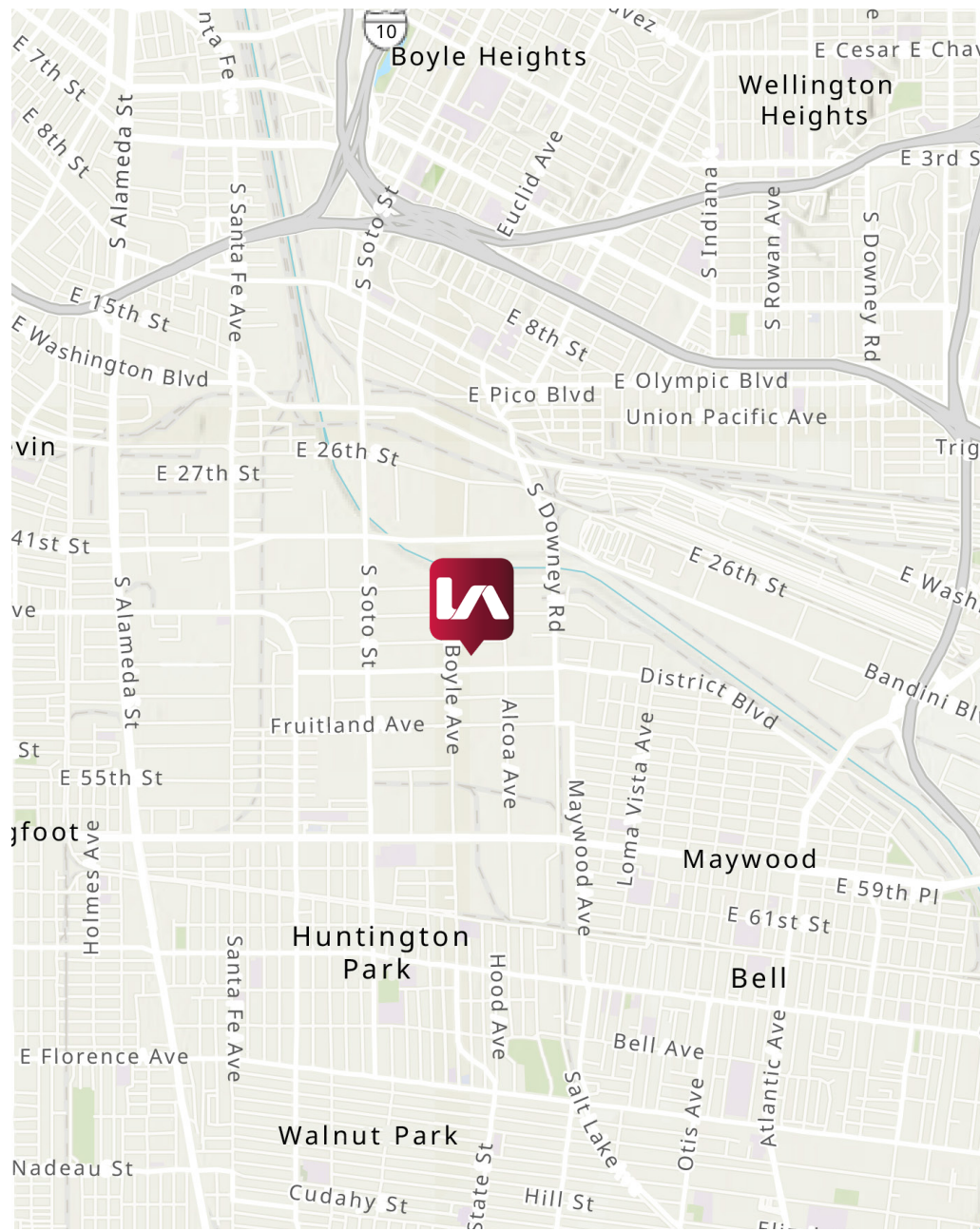
High End Creative
Office



Great for
Manufacturing Or
Warehouse

Property Information

Available SF	±89,848	Vacant	No
Minimum SF	±89,848	For Sale	NFS
Clear Height	16'	Parking Spaces	60
Sprinklered	Yes	Rail Service	No
Prop Lot Size	POL	GL Doors	2
Term	3-5 Years	DH Doors	10
Yard	Yes	Construction Type	TILT UP
Lease Type	Gross	Year Built	1948
Office	±10,000	Specific Use	Warehouse/ Manufacturing
Restrooms	6	Warehouse AC	No
Finished Office Mezzanine	1,632 SF	Zoning	M
Included in Available	Yes	Market/Submarket	Commerce/Vernon
Unfinished Mezzanine	0 SF	APN	6303-020-010
Possession Date	60 Days	Power	A: 400 V: 240 O: 3 W: 4



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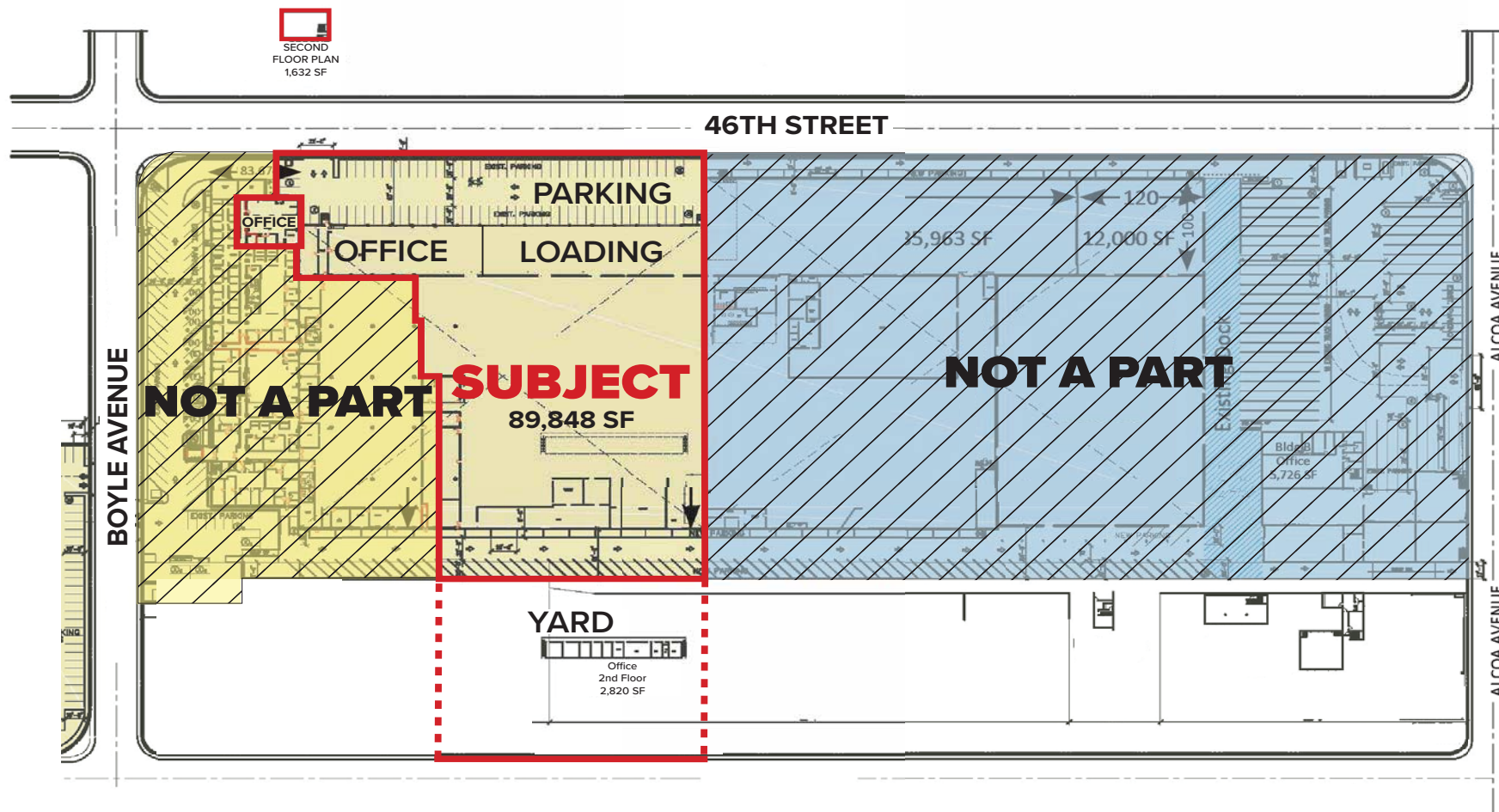
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SITE PLAN



COMMON AREA INGRESS & EGRESS

NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

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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.