

4825 DISTRICT BLVD

VENON • CA 90058

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE



FOR LEASE

±10,000 SF INDUSTRIAL UNIT



CLICK/SCAN TO VIEW
DRONE VIDEO



DOUG CLINE

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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Lee & Associates | Downtown Los Angeles
CORP ID 02174865

1201 N Main St
Los Angeles, CA 90012

LEE-ASSOCIATES.COM/DOWNTOWNLA | TEAM-CLINE.COM

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PROPERTY HIGHLIGHTS



District Blvd
Frontage



Excellent for
Manufacturing
Warehouse



Dock High
Loading



Freeway
Close

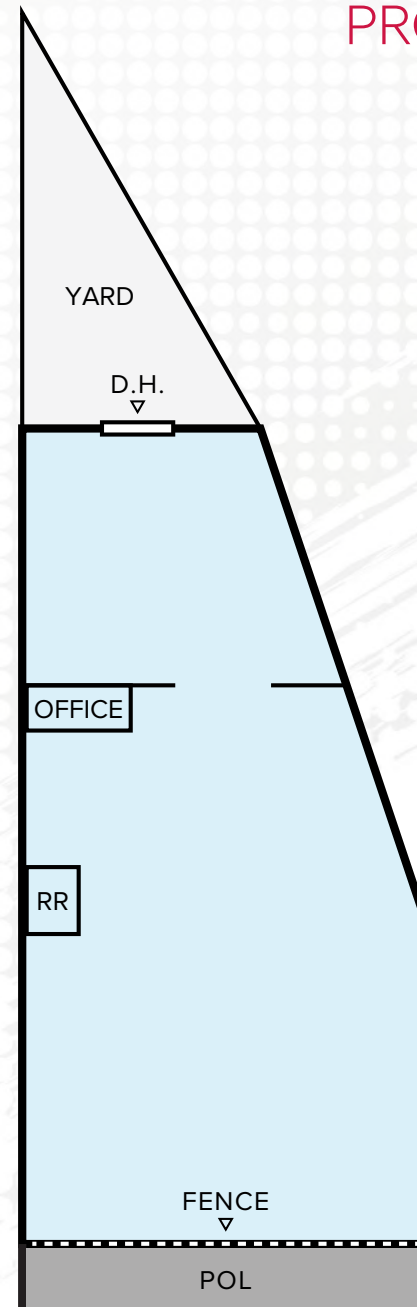
4825 District Boulevard offers ±10,000 SF of functional industrial space in the heart of Vernon. The property features dock-high loading, 15' clear height, a fenced and paved yard, and District Boulevard frontage, making it ideal for manufacturing, warehousing, or distribution users. Conveniently located near the 710, 5, and 60 Freeways, the property provides excellent access to Downtown Los Angeles, the BNSF Hobart Yard, and the Ports of Los Angeles and Long Beach.

LEASE RATE | \$11,000/Mo. (\$1.10 PSF/Mo) GRS

PROPERTY INFORMATION

Available SF	±10,000 SF
Prop Lot Size	POL
Office Size	±160 SF
APN	6304-010-006
Zoning	M
Year Built	1947
Construction Type	Concrete
Yard	Fenced / Paved
Restrooms	1
Clear Height	15'
DH Doors	1 DH
Sprinklered	Yes
Power	A: 200 V: 240 Ø: 3 W: 4
Term	Acceptable to Owner
Possession Date	Now
Vacant	Yes
Market/Submarket	Commerce/Vernon

PROPERTY SITE PLAN



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FOR LEASE

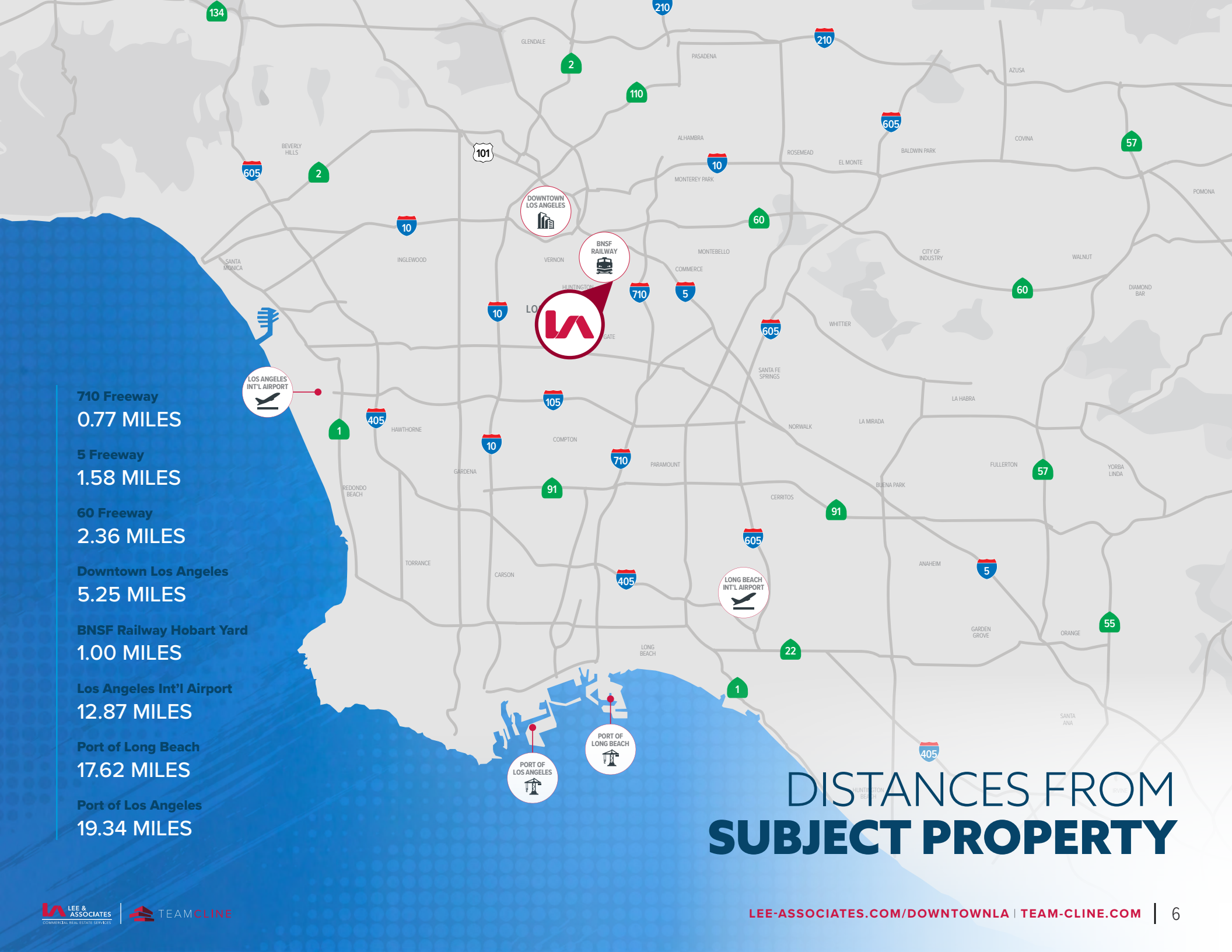
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710 Freeway
0.77 MILES

5 Freeway
1.58 MILES

60 Freeway
2.36 MILES

Downtown Los Angeles
5.25 MILES

BNSF Railway Hobart Yard
1.00 MILES

Los Angeles Int'l Airport
12.87 MILES

Port of Long Beach
17.62 MILES

Port of Los Angeles
19.34 MILES

DISTANCES FROM SUBJECT PROPERTY

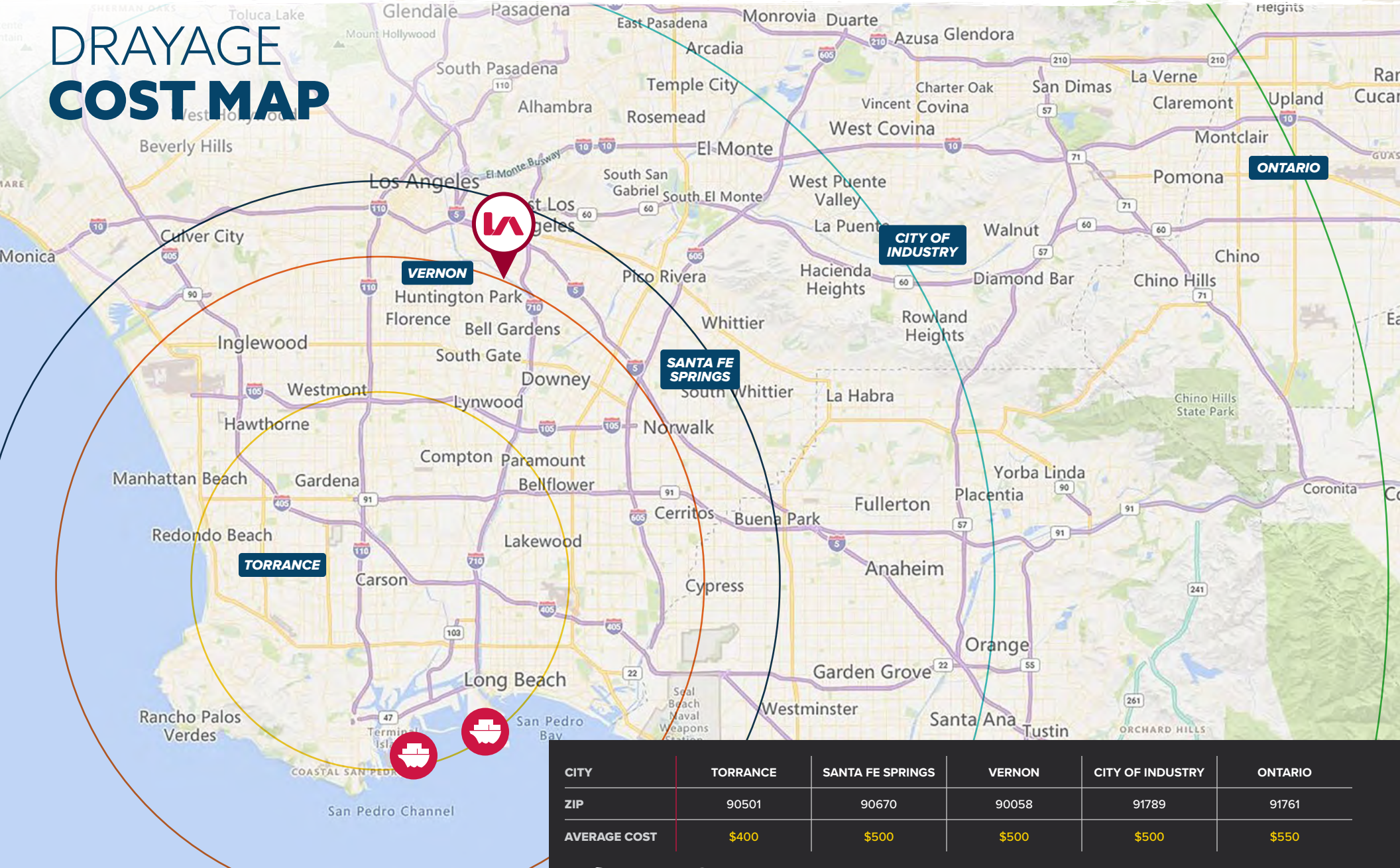
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DRAYAGE COST MAP



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.