

Available SF 34,891 SF

Industrial For Lease

Building Size

68,176 SF



Property Name:

Address:

3257 E 26th St, Vernon, CA 90058

Cross Streets:

S. Soto St / S. Downey Rd

Prime High-Clear (26'), Dock-High (4), C.T.U Warehouse
 Strategic North Vernon Industrial Location
 Former USDA Certified Food Facility (2024)
 Calculated Sprinklers (.45/3,000) / Heavy Power (1,600A)
 Exclusive, Fenced Rear Storage Yard

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|-----------------------|---------------------|-------------------------------------|------------------------|------------------------------|--------------|
| Lease Rate/Mo: | \$47,103 | Sprinklered: | Yes | Office SF / #: | 3,691 SF |
| Lease Rate/SF: | \$1.35 | Clear Height: | 26' | Restrooms: | 3 |
| Lease Type: | Gross / Op. Ex: | GL Doors/Dim: | 2 | Office HVAC: | Heat & AC |
| Available SF: | 34,891 SF | DH Doors/Dim: | 4 | Finished Ofc Mezz: | 0 SF |
| Minimum SF: | 34,891 SF | A: 1600 V: 277/480 O: 3 W: 4 | | Include In Available: | No |
| Prop Lot Size: | POL | Construction Type: | Tilt-wall | Unfinished Mezz: | 3,691 SF |
| Term: | Acceptable to Owner | Const Status/Year Blt: | Existing / 2000 | Include In Available: | Yes |
| Sale Price: | NFS | Whse HVAC: | Yes | Possession: | 60 Days |
| Sale Price/SF: | NFS | Parking Spaces: | 35 / Ratio: 1.00:1,000 | Vacant: | Yes |
| Taxes: | \$139,638 / 2023 | Rail Service: | No | To Show: | Call Broker |
| Yard: | Fenced / Paved | Specific Use: | Warehouse/Distribution | Market/Submarket: | LA Central |
| Zoning: | VEM | | | APN#: | 5169-033-016 |

Listing Company: Lee & Associates Los Angeles

Agents: Eunice Kwon 213.700.6266, Tony Naples 818.395.4373, Mattison Behr 818.434.9116

Listing #: AIR CRE Use Only

Listing Date: AIR CRE Use Only

FTCF: CB000N000S000

Notes: Call brokers for commission information. Tenant to verify all including building/land square footage, permitted office size, dates of construction, clear height, power, sprinkler calculation, zoning, permitting and permitted uses, ADA compliance, parking, building and roof condition, HVAC, access, encroachments, floor load and taxes. Tenant to obtain business license and confirm zoning and use.