

# FOR SUBLEASE

±177,261 SF INDUSTRIAL UNIT

REDUCED LEASE RATE: \$0.70/SF NNN  
FOR THE FIRST YEAR OF RENT



2100 E 38TH ST | VERNON | CA 90058

## DOUG CLINE

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TEASER RATE: \$0.70 PSF NNN for 1st Year of Rent



Well Appointed Executive Office Space



Heavy Distributed Power



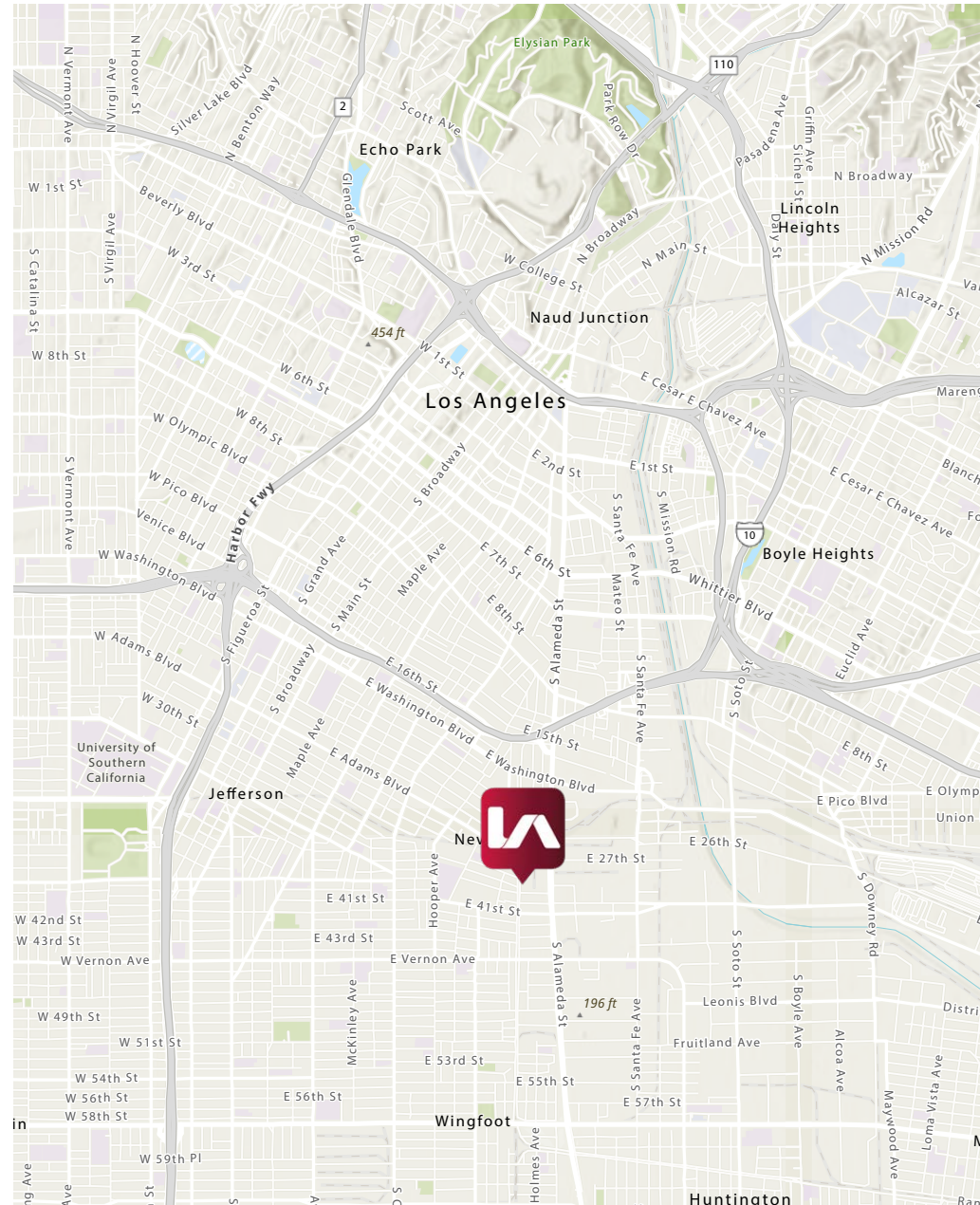
Great NW Vernon Location



Long Term Sublease Through 8/31/35

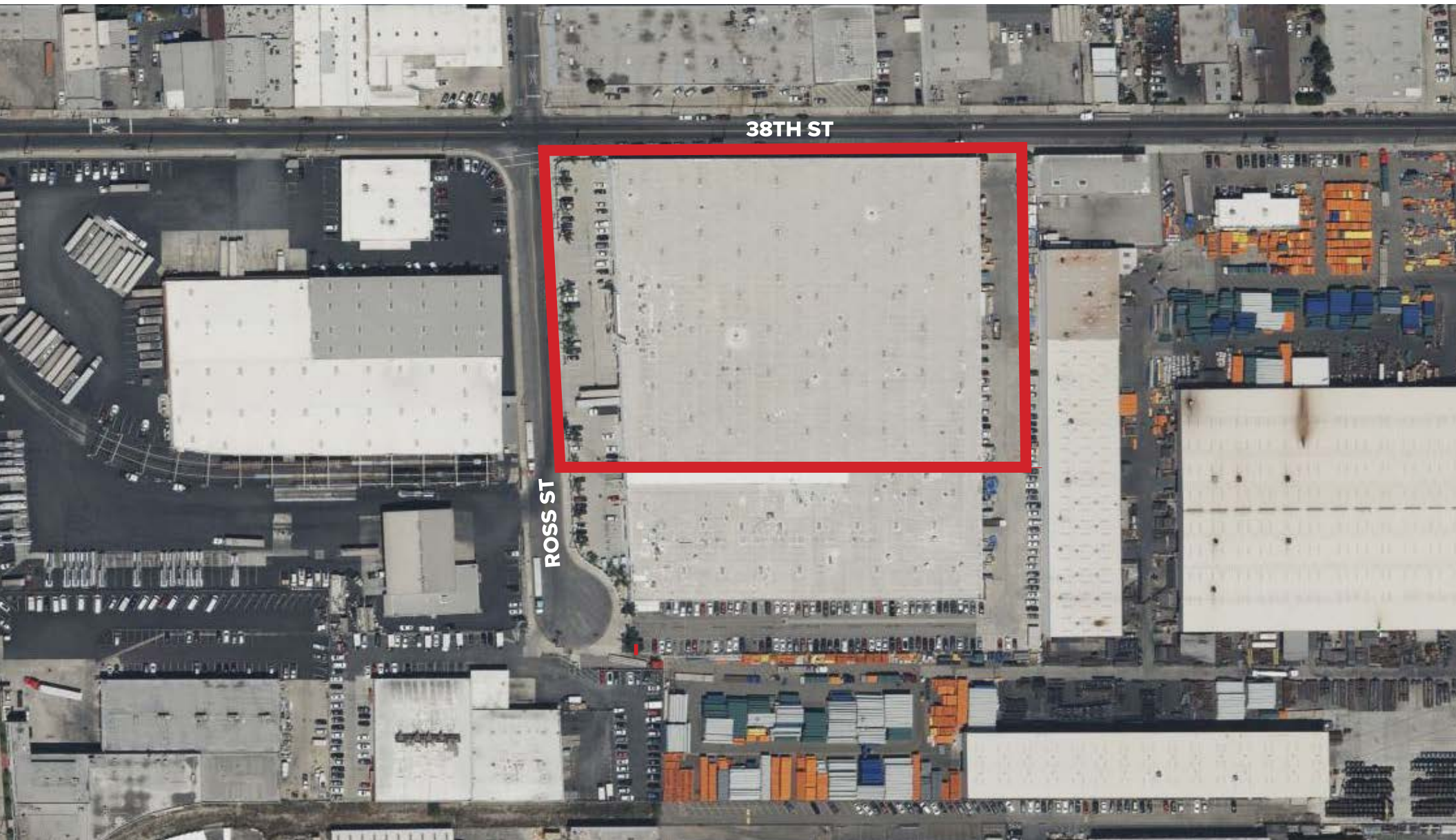
## PROPERTY INFORMATION

Available SF	±177,261 SF	Vacant	Yes
Minimum SF	±177,261 SF	Parking Spaces	50
Clear Height	24'	Rail Service	No
Sprinklered	Yes	GL Doors	1 (12' x 10')
Prop Lot Size	POL	DH Doors	12
Term	5 Years	Construction Type	Concrete
Yard	Yes	Year Built	1977
Lease Type	NNN	Specific Use	Warehouse/ Distribution
Office	±8,967 SF	Warehouse AC	No
Restrooms	8	Zoning	M
Finished Office Mezzanine	±4,317 SF	Market/Submarket	Commerce/Vernon
Included in Available	Yes	APN	6302-016-026
Unfinished Mezzanine	0	Power	A: 1200 V: 277/480 O: 3 W: 4
Possession Date	Immediate		



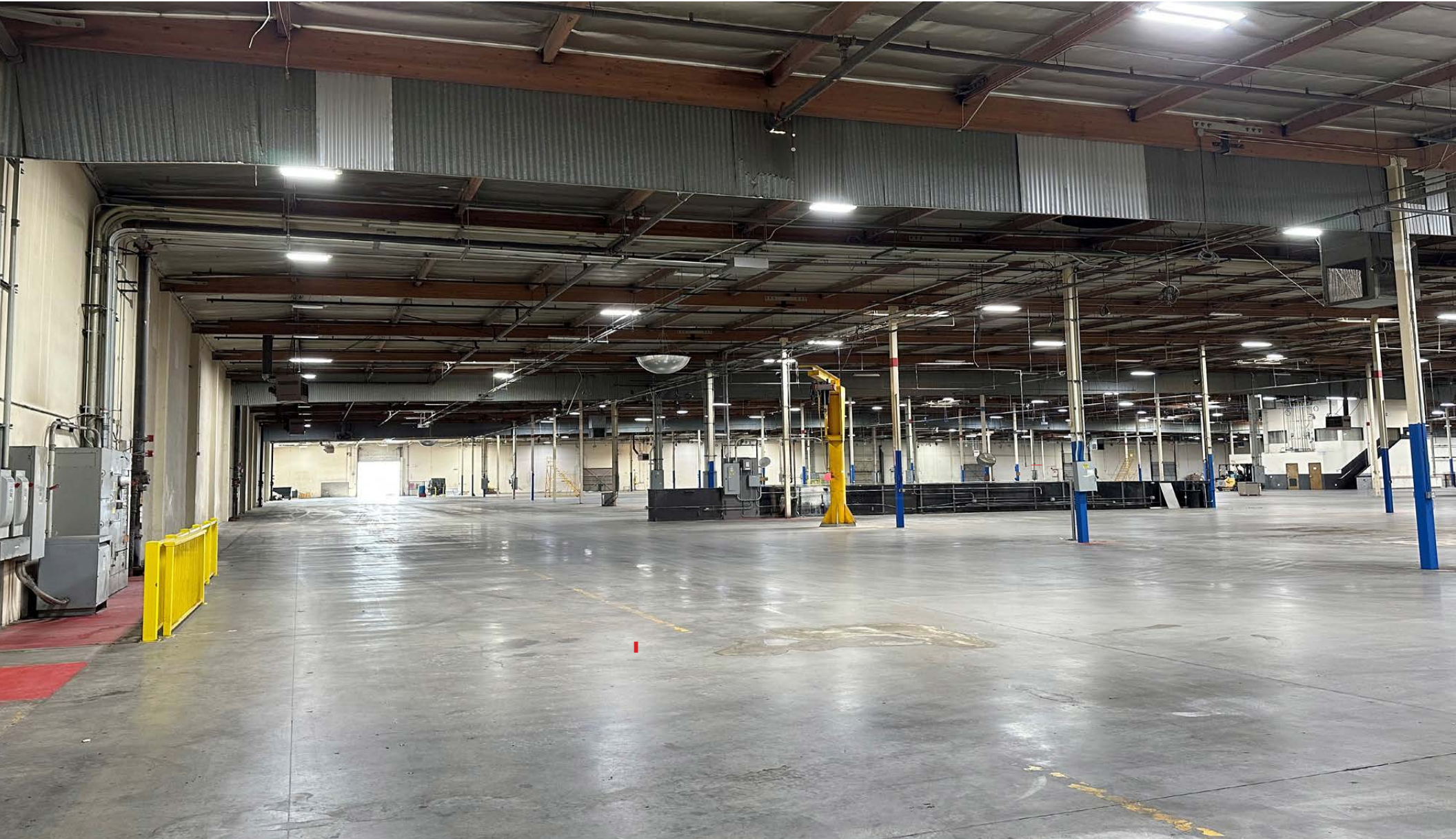
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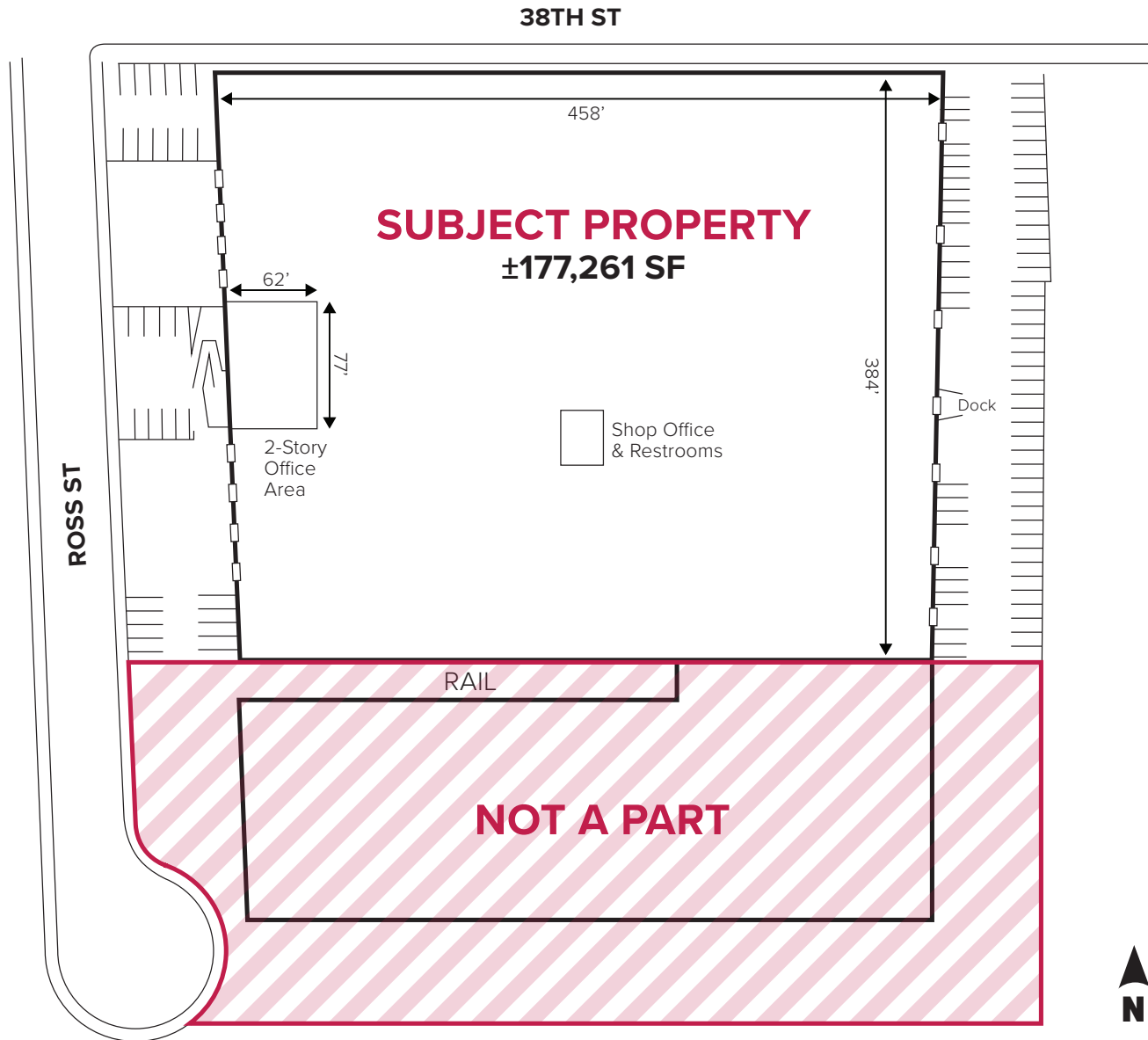
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## SITE PLAN



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.