

4700 S BOYLE AVENUE

UNIT E
VERNON • CA 90058

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE



FOR LEASE

±49,470 SF INDUSTRIAL UNIT

DOUG CLINE

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LIC NO 00946253

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Lee & Associates | Downtown Los Angeles

CORP ID 02174865

Lee & Associates | Commerce

CORP ID 01125429

1201 N Main St

Los Angeles, CA 90012

5675 Telegraph Rd Ste. 300

Los Angeles, CA 90012

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

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PROPERTY HIGHLIGHTS



Central Vernon
Location



Great for
Manufacturing Or
Warehouse



Fenced
Yard



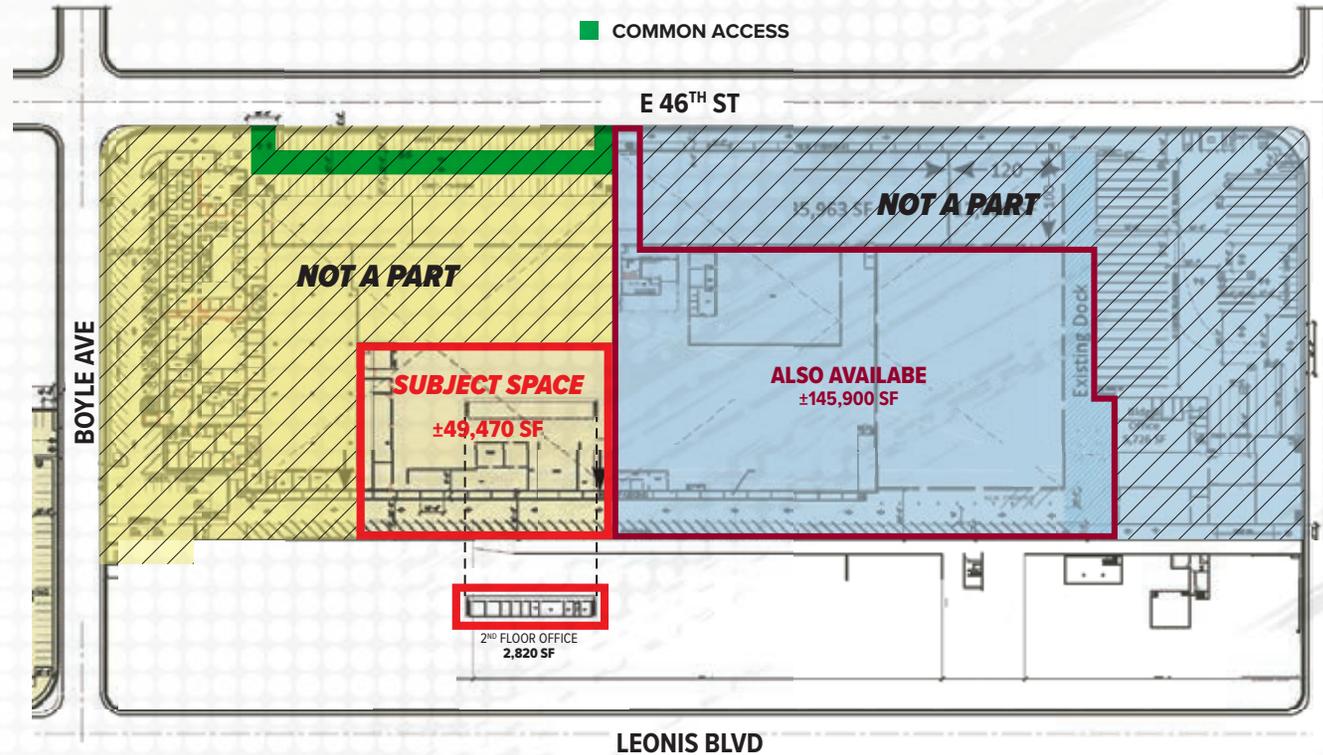
Can be Combined
w/ Adjacent
±145,900 SF

Located at 4700 S Boyle Ave, Unit E, Vernon, CA, this 49,470 SF industrial space features 16' clear height, heavy power, dock and ground-level loading, a sprinklered warehouse, and fenced yard. Ideal for manufacturing or warehouse use, the property also offers the option to combine with adjacent space for larger operations in a prime Vernon location.

PROPERTY INFORMATION

| | |
|-------------------|-------------------------|
| Available SF | ±49,470 SF |
| Prop Lot Size | POL |
| Office Size | ±3,500 SF |
| APN | 6303-020-010 |
| Zoning | M |
| Year Built | 1948 |
| Construction Type | Tilt-Wall |
| Yard | Fenced |
| Restrooms | 2 |
| Clear Height | 16' |
| DH/GL Doors | 3 DH / 3 GL |
| Sprinklered | Yes |
| Power | A: 400 V: 240 Ø: 3 W: 4 |
| Term | Acceptable to Owner |
| Possession Date | Now |
| Vacant | Yes |
| Market/Submarket | Commerce / Vernon |

PROPERTY SITE PLAN

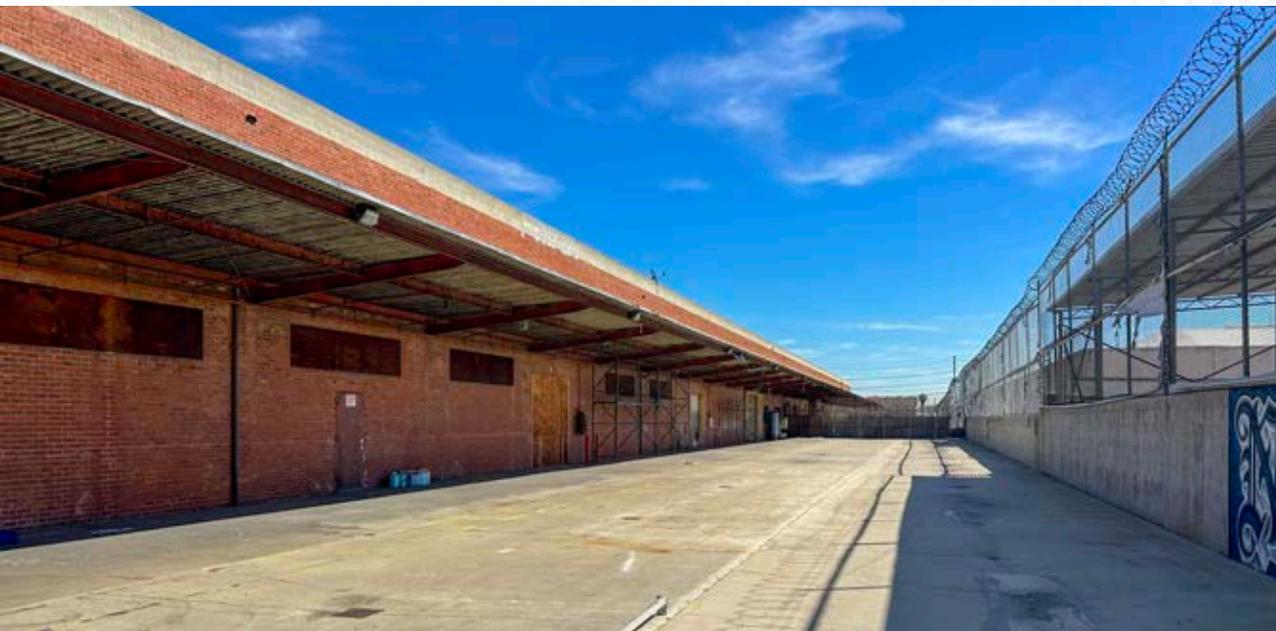
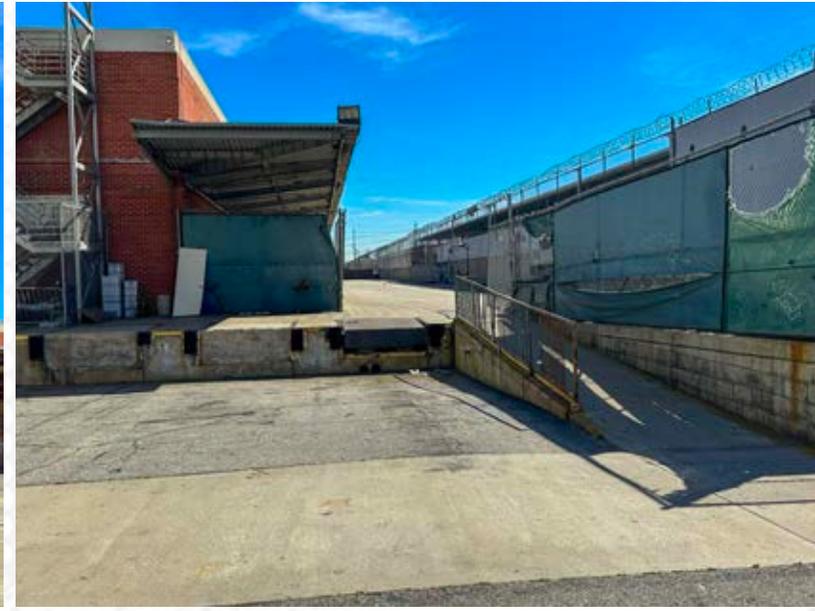


NOTE: Drawing not to scale. All measurements and sizes are approximate. Buyer/Lessee to verify.

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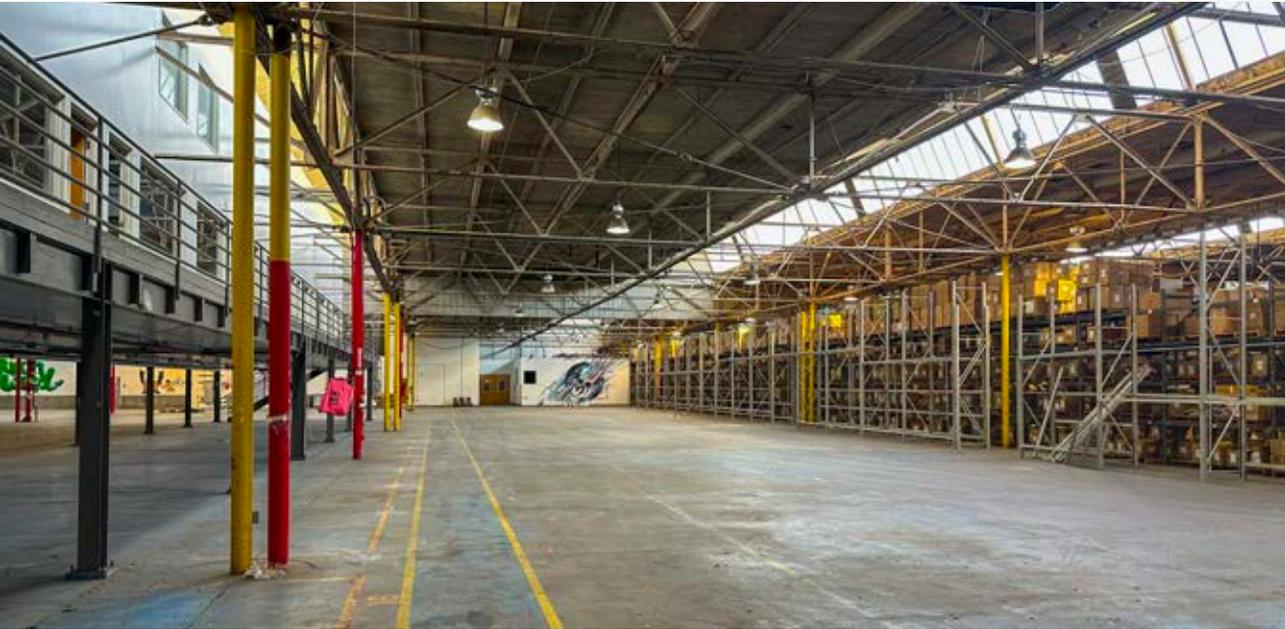
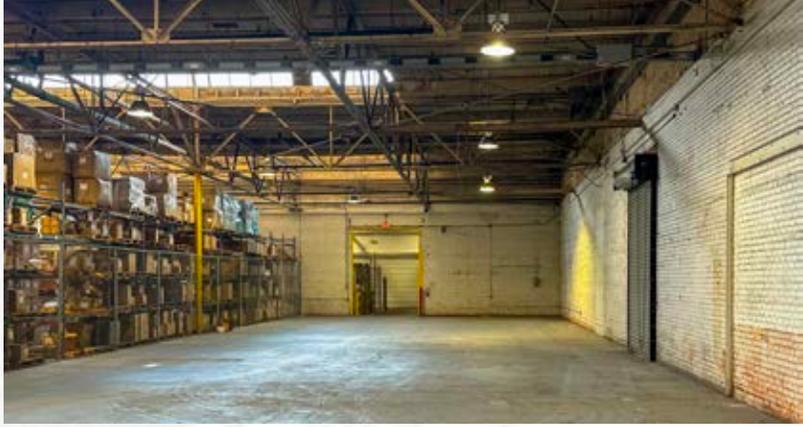
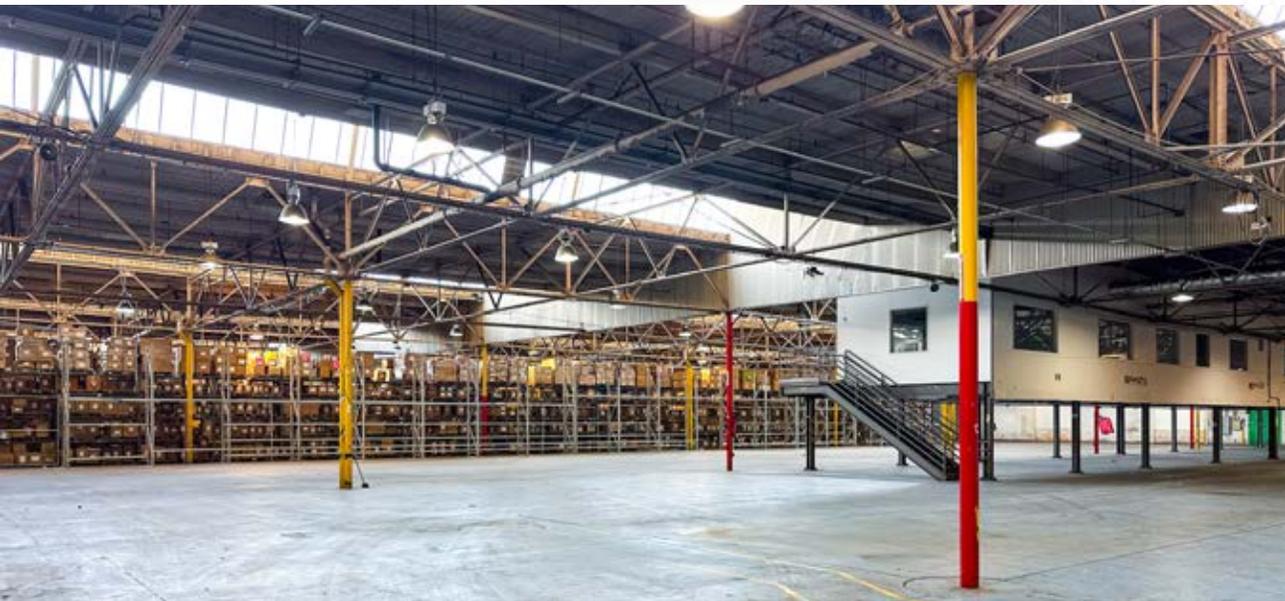
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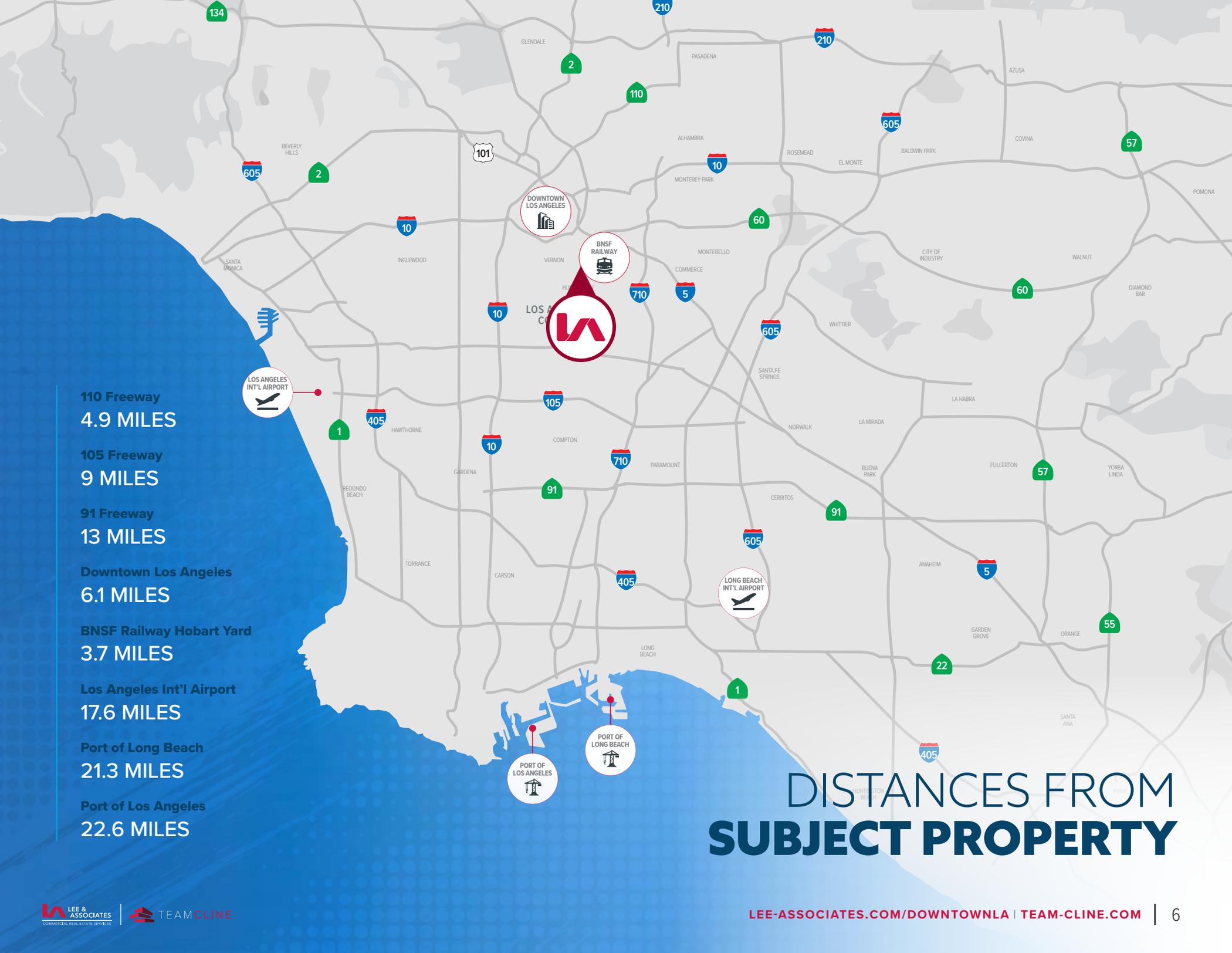


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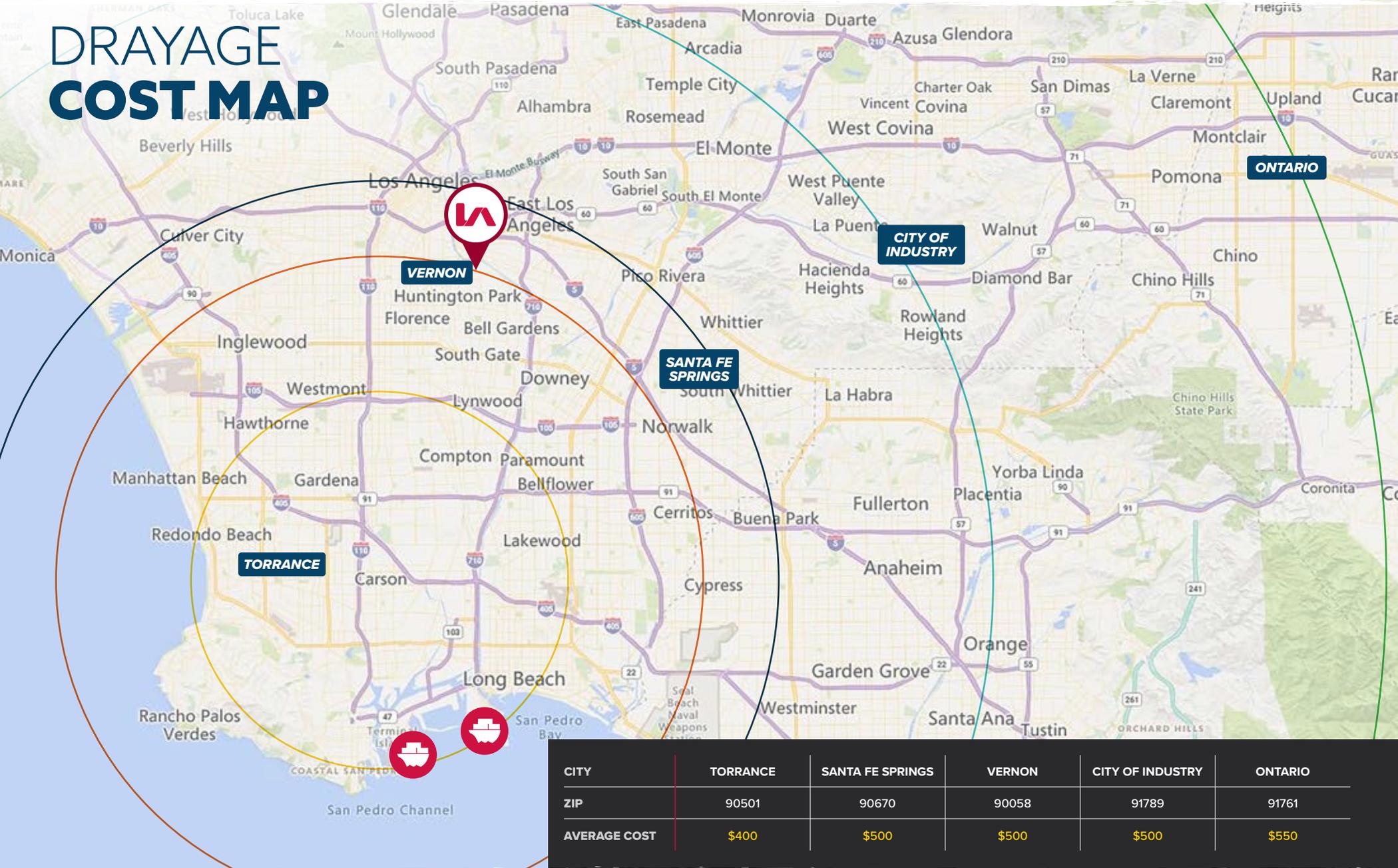
DISTANCES FROM SUBJECT PROPERTY

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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.