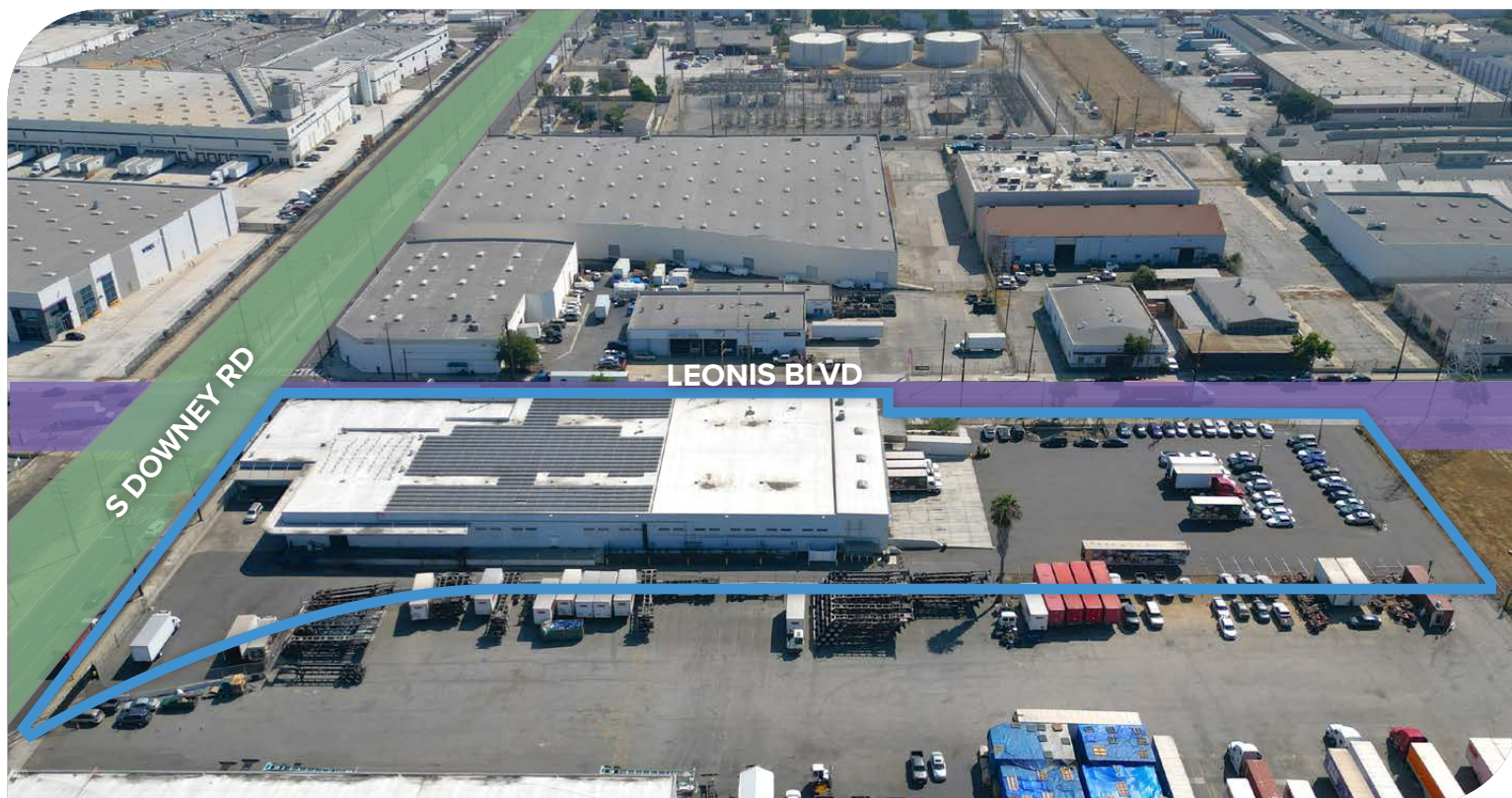


**FOR  
SALE**

**COLD-STORAGE FACILITY**  
**±55,136<sup>SF</sup> BLDG ON ±132,198<sup>SF</sup> OF LAND**  
3385 LEONIS BLVD | VERNON, CA 90058

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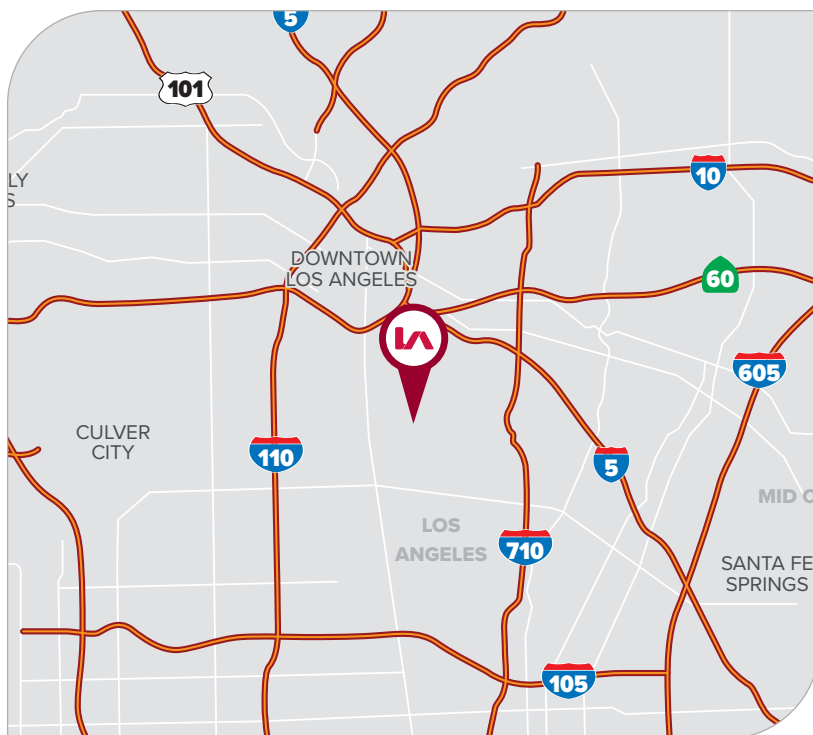
#### PROPERTY HIGHLIGHTS

- COLD STORAGE Facility - ±15,500 SF of Coolers
- Over 132K SF of Land (±22K SF EXCESSS Land)
- 13 Dock Positions (9 w/ Pit Levelers & Seals)
- 5 Coolers / 5 Temp. Zones - Fully Sprinklered
- Heavy Power: 2,000A @ 277/480V + Heavy Solar
- Divisible Building Offers User Flexibility (2 Units)
- Prime Frontage - Corner of Leonis & Downey Rd.
- Fully Fenced & Paved Yard - 2 Access Points
- 2 Parcels: ±95,000 LSF & ±37,000 LSF
- Seller Needs 6-12 Months Lease-back at COE

#### PRICING SUMMARY

**ASKING PRICE**

**\$23,500,000**  
(\$426 PSF)



FOR MORE INFORMATION, PLEASE CONTACT



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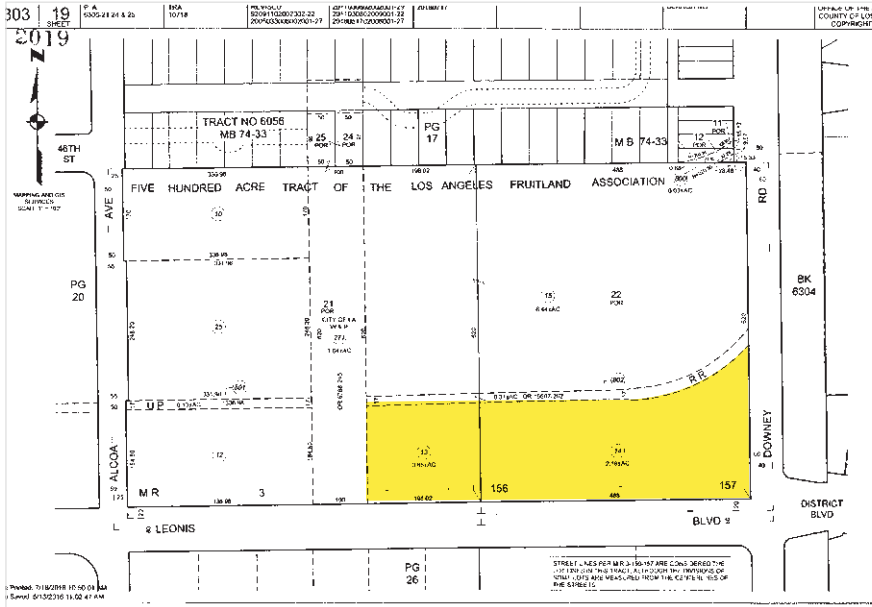
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**PARCEL MAP**



**PROPERTY SUMMARY**

<b>TOTAL BUILDING SF</b>	±55,136 SF (Divisible)
<b>TOTAL LAND SF</b>	±132,186 SF (±22K SF Excess LSF)
<b>COLD STORAGE</b>	±15,500 SF
<b>OFFICES/RR'S</b>	±4,673 SF / 8 RR's
<b>YARD</b>	Fenced / Paved
<b>SPECIFIC USE</b>	Cold Storage / Distribution
<b>CLEAR HEIGHT</b>	14' Clear Height
<b>LOADING DOORS</b>	13 Dock-High / 3 G.L.
<b>POWER</b>	A: 2,000 V: 277/480 (Verify)
<b>CONSTRUCTION/YEAR</b>	Concrete Block / 1947
<b>ZONING</b>	VEM
<b>APNs</b>	6303-019-013, 6303-019-014
<b>DELIVERY</b>	6-12 Month Lease-back



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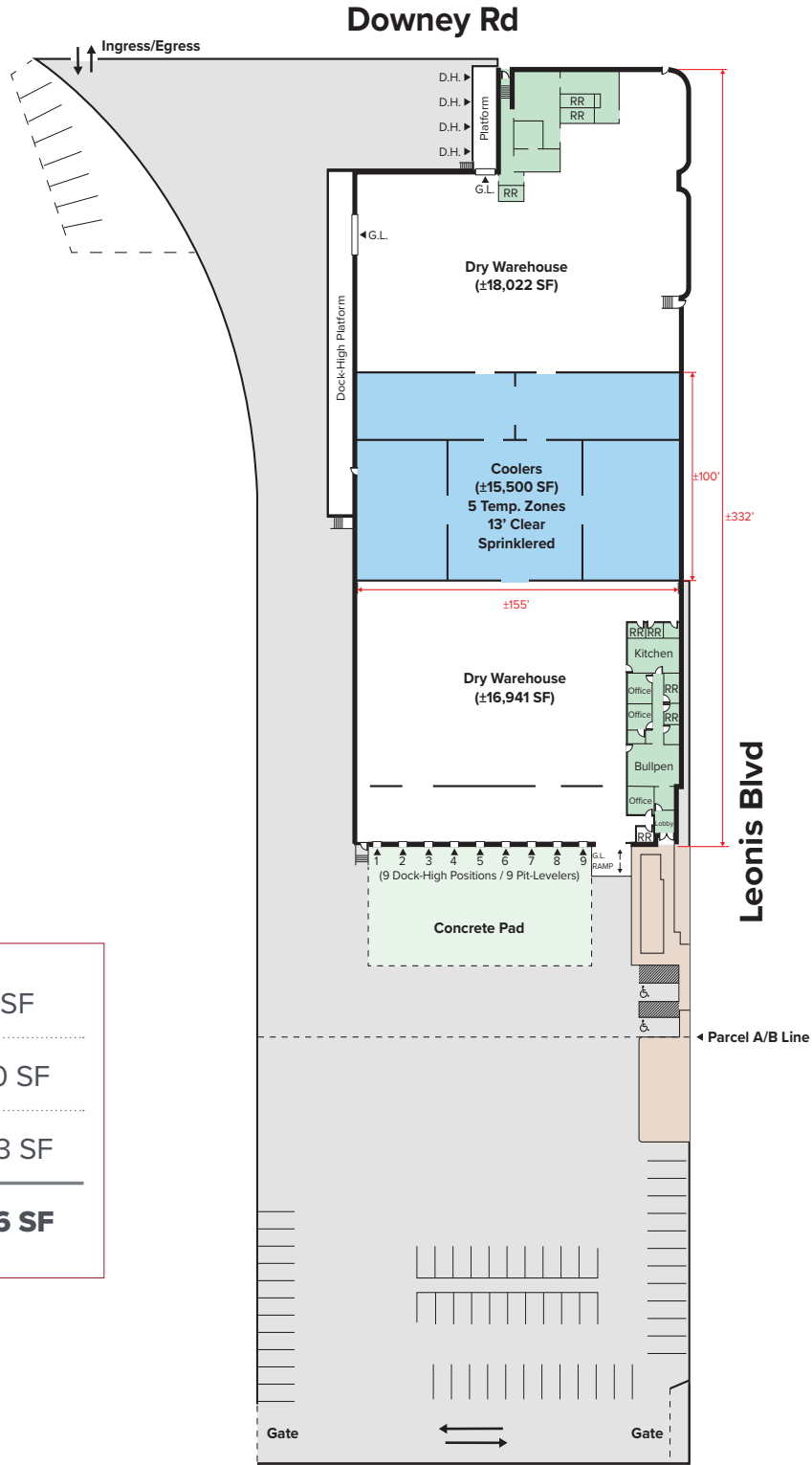
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**SITE PLAN**



**BUILDING DETAILS**

<b>OFFICE SF</b>	±4,673 SF
<b>COOLER SF</b>	±15,500 SF
<b>DRY W.H. SF</b>	±34,963 SF
<b>TOTAL UNIT</b>	<b>±55,136 SF</b>

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

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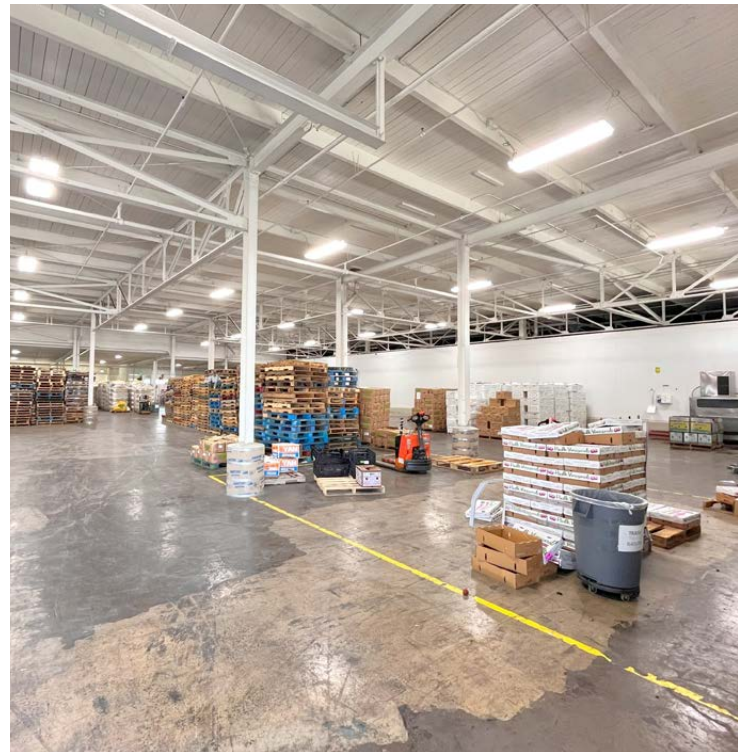
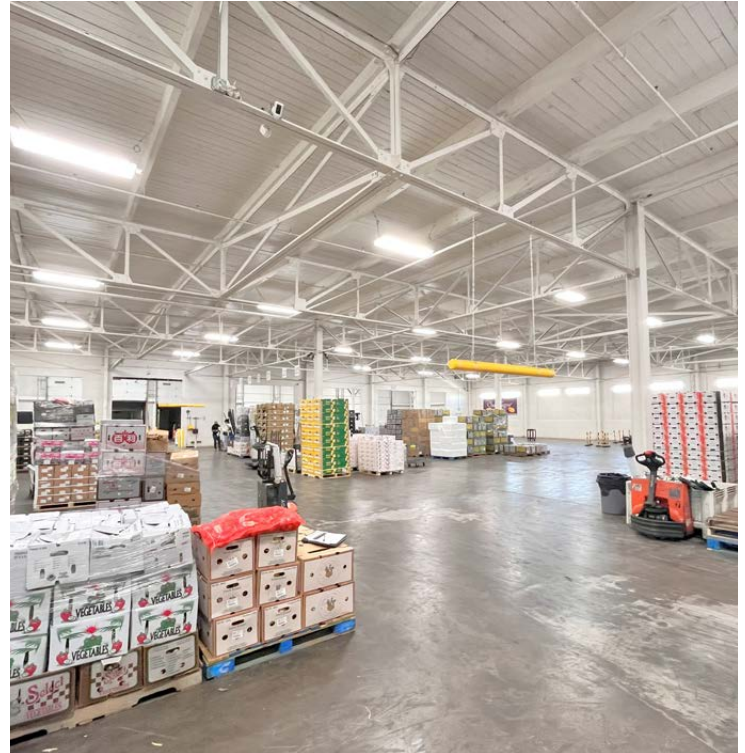
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