



# INDUSTRIAL PROPERTY FOR SUBLEASE

4490 AYERS AVE. VERNON CA, 90058



**LOT SIZE**

**±4.23 AC / ±184,694 SF**

Cross Streets: Ayers Ave / Bandini Blvd

Prime Central Los Angeles Location off of Bandini Blvd  
and 710 Freeway



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# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Industrial Property for Sublease  
Lease Expires Oct 2024

Cross Streets: Ayers Ave / Bandini Blvd  
Prime Central Los Angeles Location off of Bandini Blvd and 710 Freeway  
Freeway Visibility

## SEE PROPERTY HIGHLIGHTS

- Property Type: Industrial
- Year Built: 2018
- Property type: Warehouse
- Parking Ratio: 1.04/1,000 SF
- Building Class: B
- Clear Ceiling Height: 36 FT
- Lot Size: 4.23 AC / 184,694 SF
- No. Dock-High Doors/Loading: 12
- Rentable Building Area: 94,769 SF
- No. Drive In / Grade-Level Doors: 1
- Office Space Stories: 2
- ESFR Sprinkler System



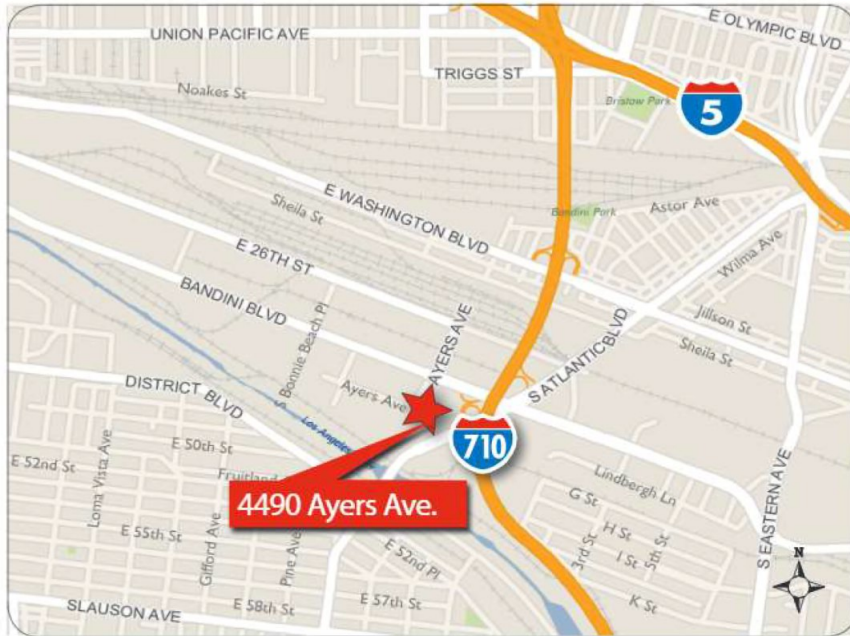
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# ±94,769 SF BUILDING INDUSTRIAL FACILITY

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# SUBJECT PROPERTY

±2.17 AC / ±94,769 SF INDUSTRIAL BUILDING FACILITY

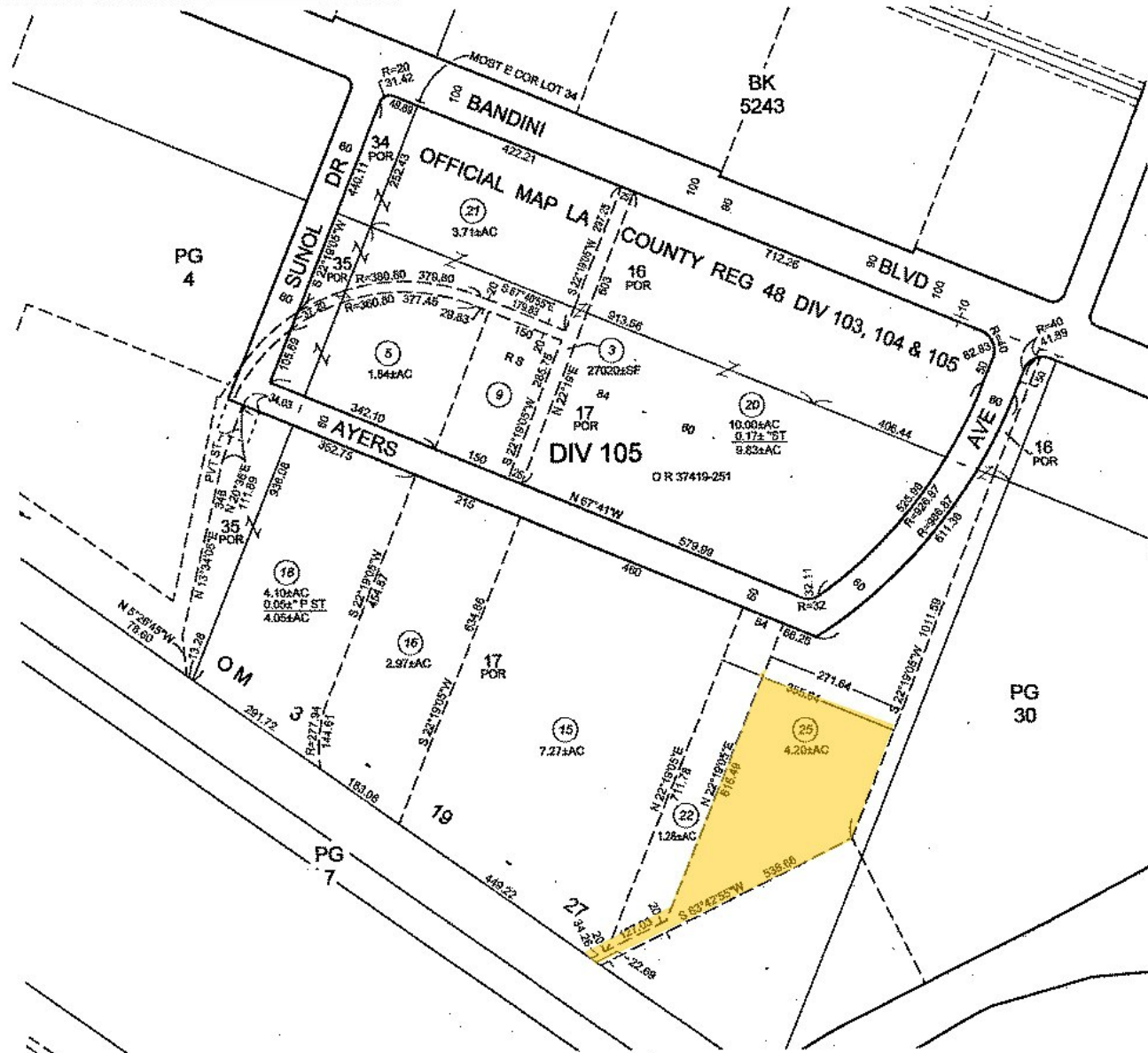
# LOT SIZE

±4.23 AC / ±184,694 SF

2016



MAPPING AND GIS SERVICES  
SCALE 1" = 200'



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