

Available SF 30,013 SF Industrial For Lease Building Size 81,836 SF



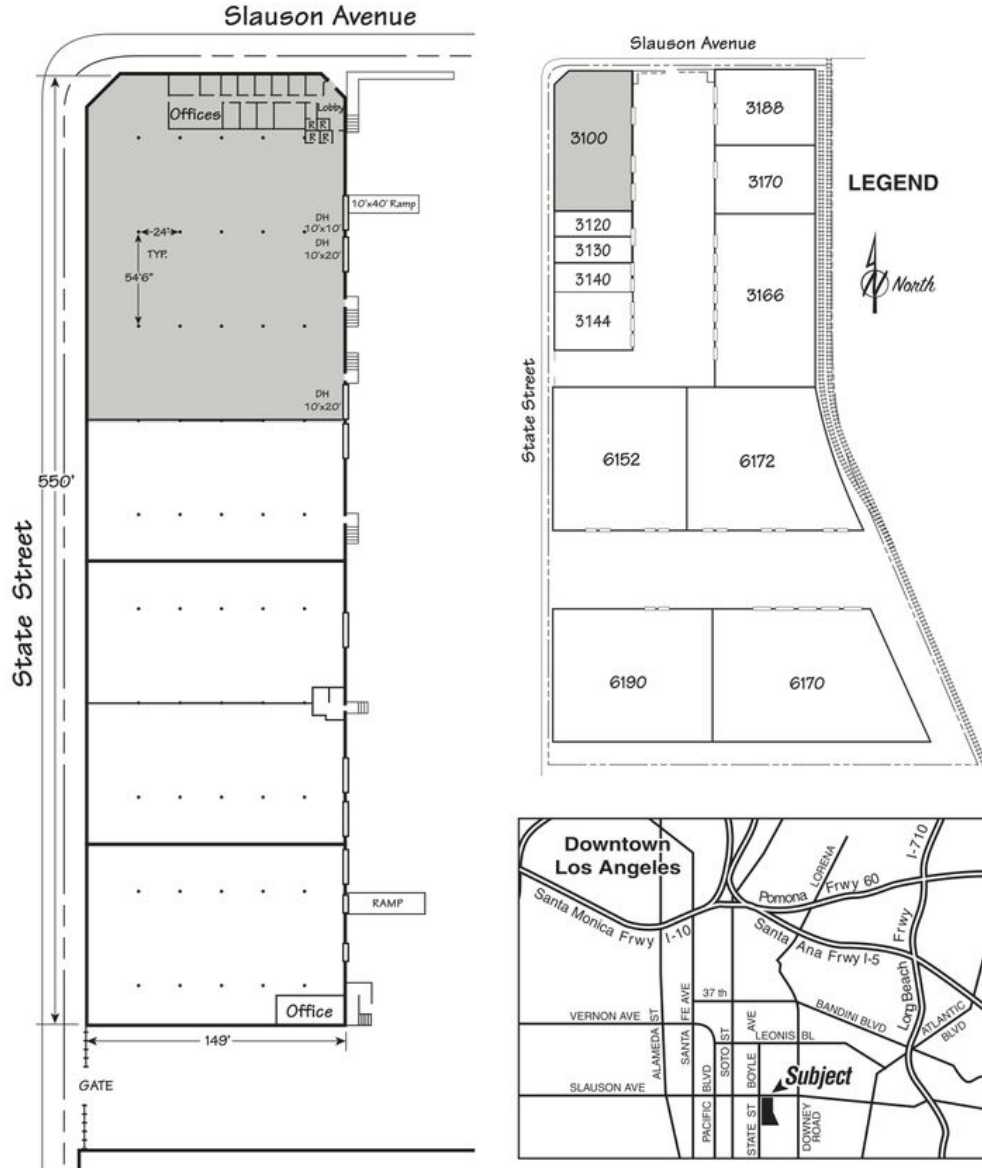
Property Name: Slauson Distribution Center
Address: 3100 Slauson Ave, Vernon, CA 90058
Cross Streets: Slauson Ave/Boyle Ave

30' Ceiling Clearance | ESFR Sprinkler System
 Dock High Loading Positions (5 Positions)
 10'x40' Ground Level Ramp
 Great Distribution Facility
 Excellent Visibility
 Across the Street from Home Depot and Staples

Lease Rate/Mo: \$33,014	Sprinklered: ESFR	Office SF / #: 3,500 SF / 9
Lease Rate/SF: \$1.10	Clear Height: 30'	Restrooms: 4
Lease Type: Net / Op. Ex: \$0.31	GL Doors/Dim: 1 / 10'x40' via ramp	Office HVAC: Heat & AC
Available SF: 30,013 SF	DH Doors/Dim: 5 / (2) 10'x20', (1) 10'x10'	Finished Ofc Mezz: 0 SF
Minimum SF: 30,013 SF	A: 400 V: 277-480 O: 3 W:	Include In Available: No
Prop Lot Size: POL	Construction Type: Concrete	Unfinished Mezz: 0 SF
Term: 3-5 Years	Const Status/Year Blt: Existing / 1986	Include In Available: No
Sale Price: NFS	Whse HVAC: No	Possession: 07/01/2025
Sale Price/SF: NFS	Parking Spaces: 30 / Ratio: 1.0:1/	Vacant: Yes
Taxes: \$30,274 / 2024	Rail Service: No	To Show: Call broker
Yard: Yes	Specific Use: Warehouse/Distribution	Market/Submarket: Commerce/Vernon
Zoning: MVE		APN#: 6310027037
Listing Company: Colliers		
Agents: Thomas Condon 323-278-3114		
Listing #: 42224737	Listing Date: 03/26/2025	FTCF: CB300N000S000/A0AA
Notes: Tenant to verify all information contained herein.		

SLAUSON DISTRIBUTION CENTER

3100 East Slauson Ave., Vernon, California 90058



The information contained herein is from sources we believe to be reliable but, we do not guarantee its accuracy. All measurements & dimensions are approximations and are not to scale. Clients are encouraged to verify their accuracy.