

Available SF 60,000 SF Industrial For Lease Building Size 112,250 SF



Property Name: Bandini Distribution Center
Address: 4170 Bandini Blvd, Vernon, CA 90058
Cross Streets: S Bonnie Beach Pl/Bandini Blvd

Front Unit w/ Excellent Exposure on Bandini Blvd
 9 Dock High Spots + 1 Ground Level Door
 24' Clearance, Calculated Fire Sprinklers, 115' Truck Court
 800 Amp, 480 Volt, 3-Phase Power
 2,400 SF of Well-Appointed Offices
 Quick & Easy Access to (710) & (5) Freeways

Lease Rate/Mo: \$75,000	Sprinklered: Yes	Office SF / #: 2,400 SF / 7
Lease Rate/SF: \$1.25	Clear Height: 24'	Restrooms: 3
Lease Type: Industrial Gross	GL Doors/Dim: 1 / via ramp	Office HVAC: Heat & AC
Available SF: 60,000 SF	DH Doors/Dim: 9	Finished Ofc Mezz: 0 SF
Minimum SF: 60,000 SF	A: 800 V: 277/480 O: 3 W: 4	Include In Available: No
Prop Lot Size: POL	Construction Type: TILT UP	Unfinished Mezz: 0 SF
Term: 3-5 Yrs w/ Annual Adjustment	Const Status/Year Blt: Existing / 1970	Include In Available: No
Sale Price: NFS	Whse HVAC: No	Possession: 06/01/2026
Sale Price/SF: NFS	Parking Spaces: 30 / Ratio: 0.5:1/	Vacant: No
Taxes:	Rail Service: No	To Show: Call broker
Yard: Paved	Specific Use: Warehouse/Distribution	Market/Submarket: Commerce/Vernon
Zoning: M		APN#: 6304-003-001

Listing Company: Reavis Realty
Agents: [Eric Reavis 213-709-6760](mailto:eric@reavisrealty.com)
Listing #: 44031242 **Listing Date:** 12/17/2025 **FTCF:** CB250N000S000/OAA

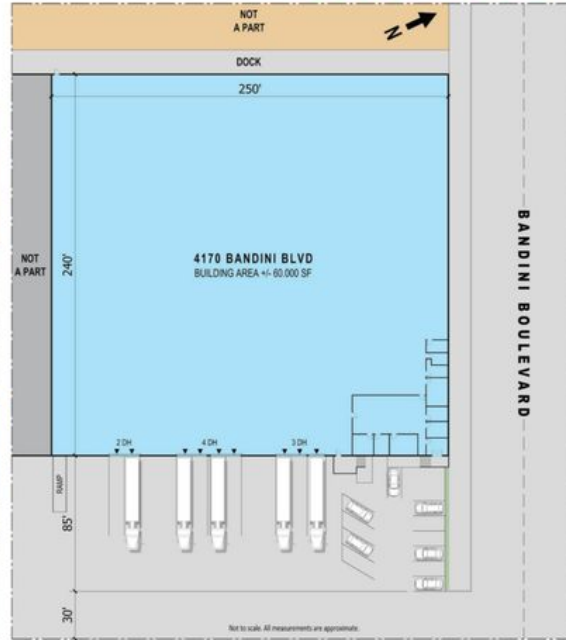
Notes: Major project upgrade complete w/ new exterior paint, new enhanced exterior lighting & new asphalt overlay. Tenant responsible for increases over Base Year CAM and Vernon Parcel Tax (if applicable). Parking is estimated & partially tandem. For quickest response, call or text mobile (213) 709-6760. Email eric@reavisrealty.com.



60,000 SF | 4170 BANDINI BLVD., VERNON 90058

UNIT LAYOUT

PHOTOS



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