Available SF	55,136 SF	Industrial For Sale		Building Size	55,136 SF
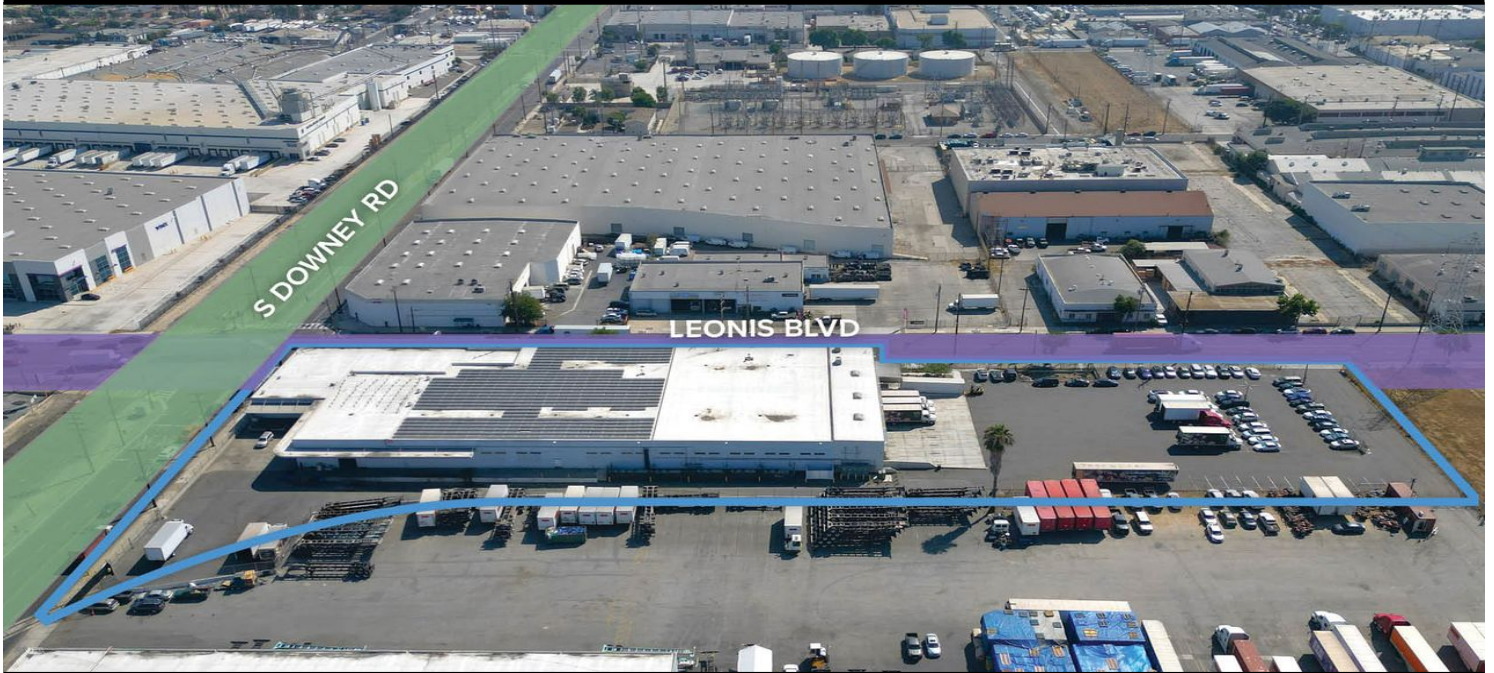
Address: 3385 Leonis Blvd, Vernon, CA 90058

Cross Streets: S Downey Rd/Leonis Blvd

Cold Storage Facility - 15,500 SF of Coolers
22k SF Excess Land - Divisible Building (2-Units)
5 Coolers/5 Temperature Zones - Fully Sprinklered
13 Dock Positions (9 w/Pit Levelers & Dock Seals)
2,000A, 277/480V - Rooftop Solar - Fenced/Paved Yard
Seller Needs 6-12 Month Leaseback - Contact Broker

Sale Price:	$23,500,000.00	**Sprinklered:**	Yes	**Office SF / #:**	4,673 SF / 8
Sale Price/SF:	$426.22	**Clear Height:**	14'	**Restrooms:**	8
Available SF:	55,136 SF	**GL Doors/Dim:**	2	**Office HVAC:**	Heat & AC
Prop Lot Size:	3.03 Ac / 132,186 SF	**DH Doors/Dim:**	13	**Finished Ofc Mezz:**	0 SF
Taxes:	$142,801 / 2024	**A:** 2000 **V:** 277/480 **O:** 3 **W:** 4		**Include In Available:**	No
Yard:	Fenced/Paved	**Construction Type:**	Concrete	**Unfinished Mezz:**	0 SF
Zoning:	M	**Const Status/Year Blt:**	Existing / 1947	**Include In Available:**	No
				Possession:	COE
		Whse HVAC:	No	**Vacant:**	N/A
		Parking Spaces:	/ Ratio:	**To Show:**	Call broker
		Rail Service:	No	**Market/Submarket:**	Commerce/Vernon
		Specific Use:	Cold Storage	**APN#:**	6303019014

Listing Company: Lee & Associates

Agents: Tony Naples 818-395-4373, Mattison Behr 818-434-9116

Listing #:	41230148	**Listing Date:**	10/09/2024	**FTCF:**	CB000N000S000/AOAA

Notes: 2 Parcels. Additional APN # 6303-019-014. Call brokers for commission information. Buyer to verify all including building/land square footage, permitted office size, dates of construction, clear height, power, sprinkler calculation, zoning, permitting and permitted uses, ADA compliance, parking, building and roof condition, HVAC, access, encroachments, floor load and taxes. Buyer to obtain business license and confirm zoning and use prior to waiver of contingencies. Seller to verify all tax implications of the sale with the accountant or attorney of their choice.

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Mattison Behr
mbehr@lee-associates.com
818-434-9116

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11/1/2024