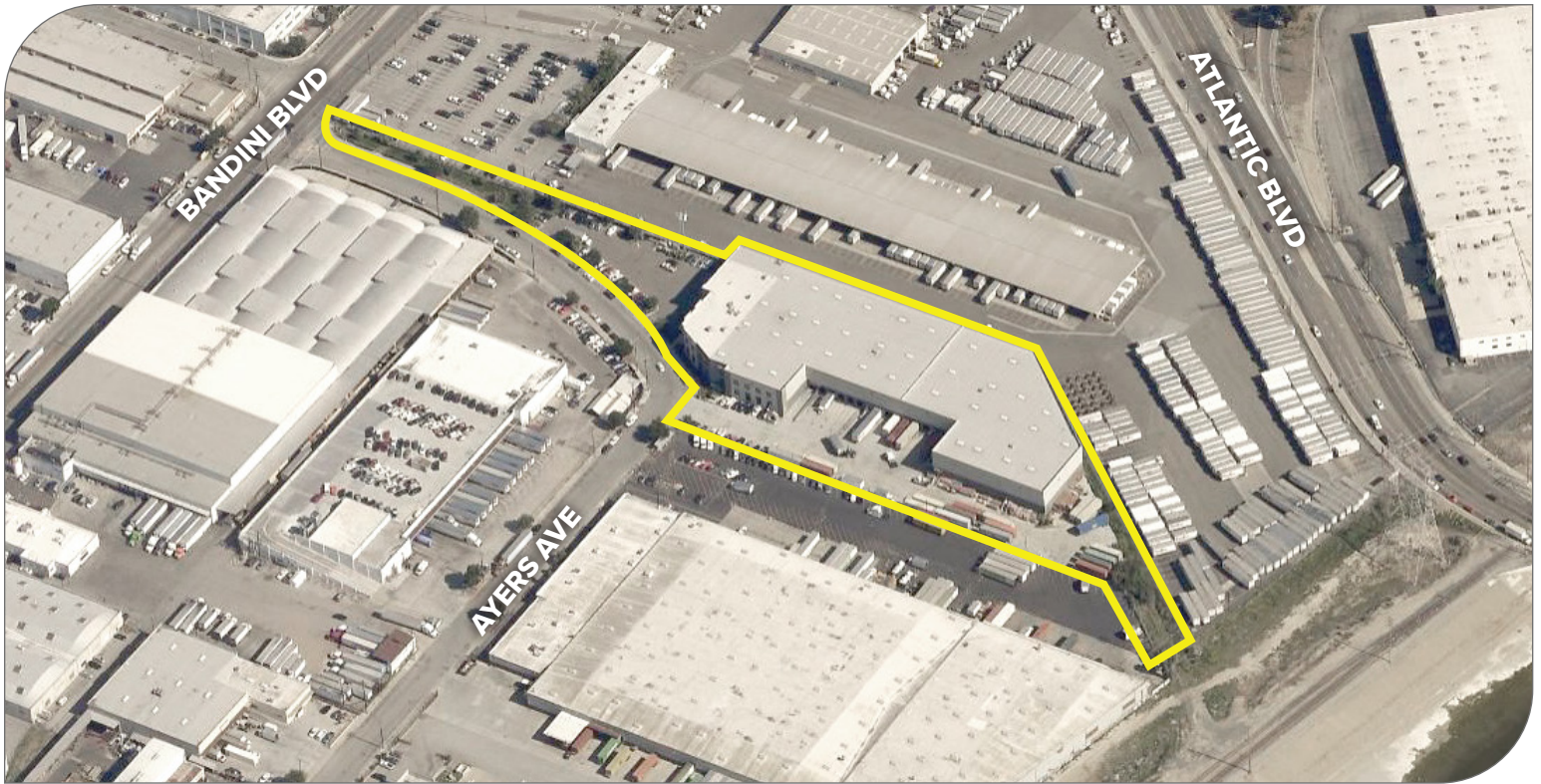


**FOR
LEASE**

±94,769 SF INDUSTRIAL BLDG ON ±184,399 OF LAND
4490 AYERS AVE | VERNON, CA 90058

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

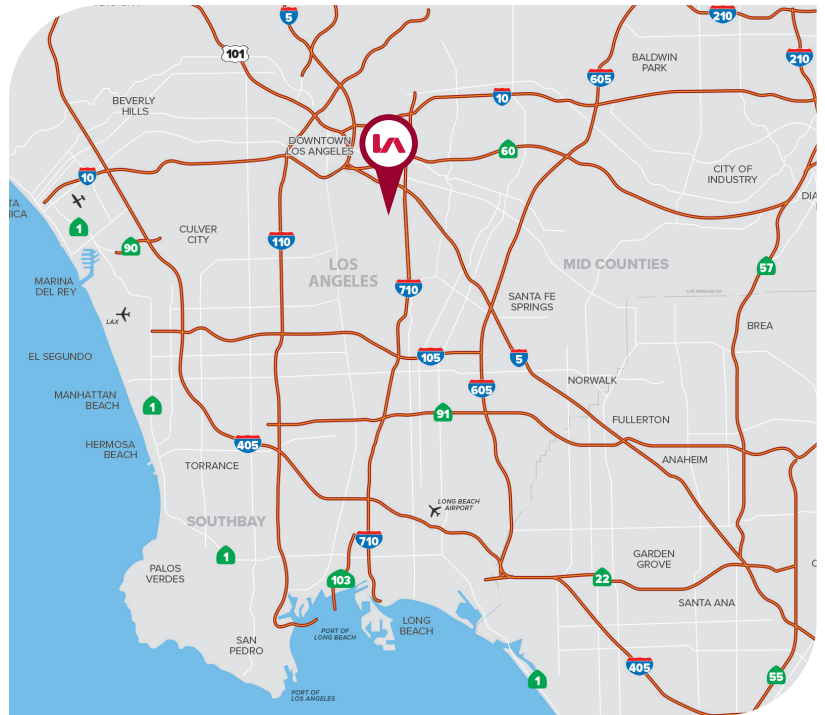


PROPERTY HIGHLIGHTS

- Class "A" Free Standing Building
- CTU Construction
- 12 Dock High Positions & 1 Ground Level Door
- 30'+ Clear Height
- ESRF Sprinkler System
- Heavy Power: 800A @ 277/480V
- 125' Concrete Truck Court
- 97 Car Parking Spaces
- Immediate Access to 710 Freeway

PRICE SUMMARY

LEASE RATE | \$1.50 PSF NNN



FOR MORE INFORMATION, PLEASE CONTACT

JEFFREY RINKOV

CEO | LIC NO 01238887

e jrinkov@lee-associates.com

c 213.400.7941

SAM RINKOV

LIC NO 02132512

e srinkov@lee-associates.com

c 323.922.5479



Lee & Associates® Los Angeles, Inc.
CORP ID 02174865

1201 North Main Street,
Los Angeles, California 90012

LEE-ASSOCIATES.COM

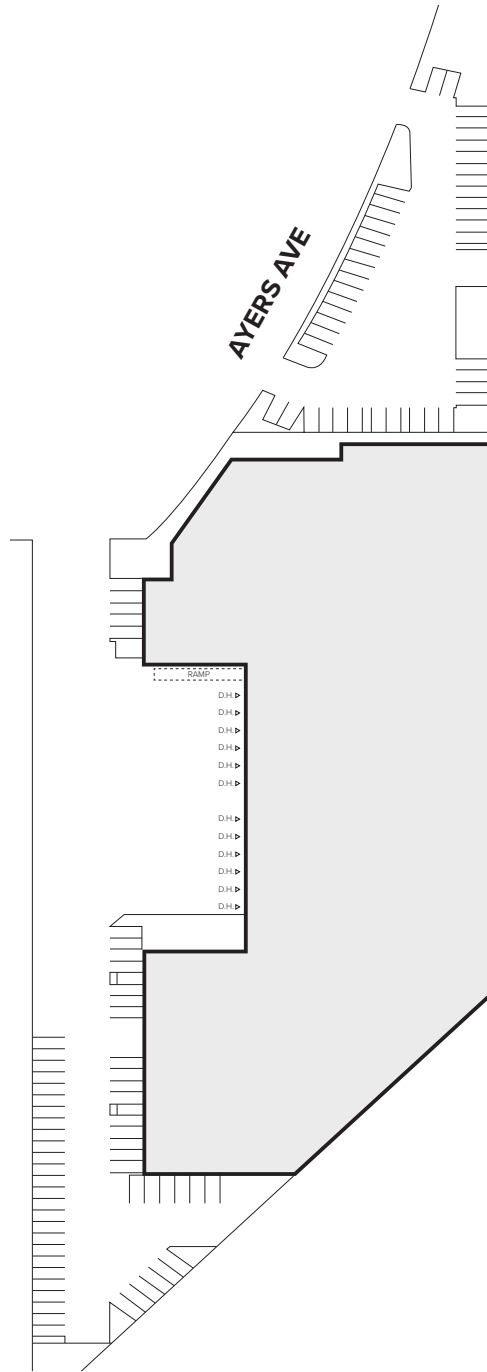
The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.

**FOR
LEASE**

±94,769 SF INDUSTRIAL BLDG ON ±184,399 OF LAND
4490 AYERS AVE | VERNON, CA 90058

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

SITE PLAN



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

FOR MORE INFORMATION, PLEASE CONTACT

JEFFREY RINKOV

CEO | LIC NO 01238887

e jrinkov@lee-associates.com

c 213.400.7941

SAM RINKOV

LIC NO 02132512

e srinkov@lee-associates.com

c 323.922.5479

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® Los Angeles, Inc.
CORP ID 02174865

1201 North Main Street,
Los Angeles, California 90012

LEE-ASSOCIATES.COM

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.