

**Available SF** 25,500 SF

**Industrial For Lease**
**Building Size** 25,500 SF

**Address:**

4395 Ayers Ave, Vernon, CA 90058

**Cross Streets:**

S Atlantic Blvd/Bandini Blvd

Fully Renovated Cold Storage Building in City of Vernon!  
 13,700 SF Freezer & Cooler / 633 SF Packing (More Possible)  
 885 Pallets in the Freezer/Cooler (More in Warehouse)  
 Free Standing Building \* Fenced, Concrete Yard  
 City of Vernon Amenities \* Brand New Loading Doors & Eqmt  
 Nearby the (710)(10) Fwy & Easy Access to the Ports/LAX

<b>Lease Rate/Mo:</b>	\$71,150	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	3,500 SF / 11
<b>Lease Rate/SF:</b>	\$2.79	<b>Clear Height:</b>	18'-21'	<b>Restrooms:</b>	2
<b>Lease Type:</b>	Gross	<b>GL Doors/Dim:</b>	1 / 10x10 (1)	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	25,500 SF	<b>DH Doors/Dim:</b>	8 / 10x10 (6); 10x20 (1)	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	25,500 SF	<b>A: 800 V: 480 O: 3 W: 3</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	0.99 Ac / 43,124 SF	<b>Construction Type:</b>	TILT UP	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	Acceptable to Owner	<b>Const Status/Year Blt:</b>	Existing / 1960R24	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 25 / Ratio: 1.0:1</b>		<b>Vacant:</b>	Yes
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Fenced / Paved	<b>Specific Use:</b>	Cold Storage	<b>Market/Submarket:</b>	Commerce/Vernon
<b>Zoning:</b>	I/T			<b>APN#:</b>	6304001009

**Listing Company:** Cushman & Wakefield

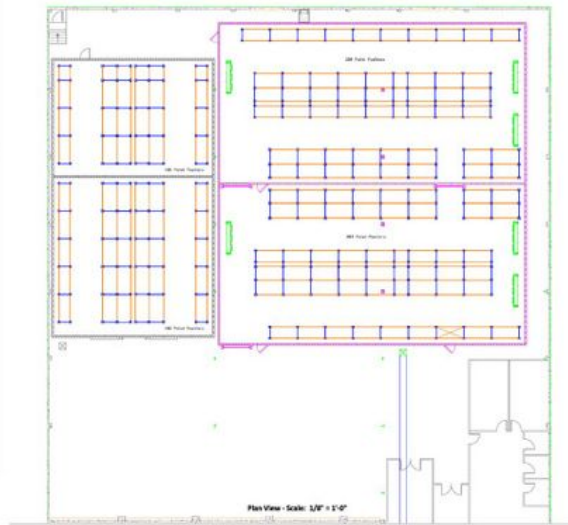
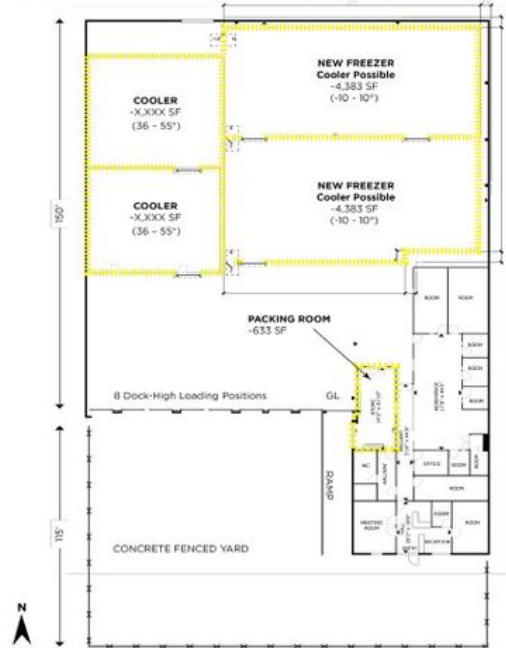
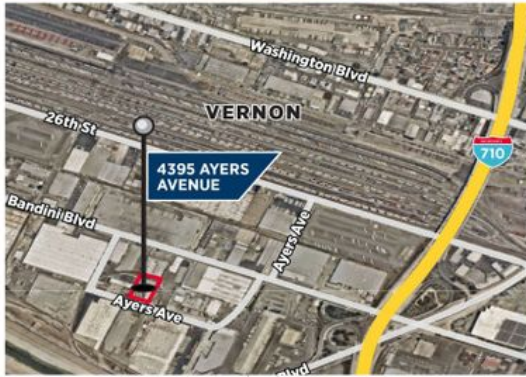
**Agents:** [Tim Wallace 213-955-5108](mailto:tim.wallace@cushwake.com)
**Listing #:** 33664107

**Listing Date:** 01/20/2023

**FTCF:** CB250N000S000/A0AA

**Notes:** Tenant to verify all information. ~8,700 SF of new freezer (~579 pallets); ~5,000 SF of existing cooler (~306 pallets); ~633 SF of existing packing room. More pallet positions in warehouse possible. Office can be modified to suit.

FOR LEASE  
**4395 Ayers Avenue**  
 Vernon, CA 90058



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