

**FOR  
LEASE**

**±20,853<sup>SF</sup> COLD STORAGE BUILDING**  
2646 S DOWNEY RD | VERNON, CA, 90058

**LEE &  
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COMMERCIAL REAL ESTATE SERVICES

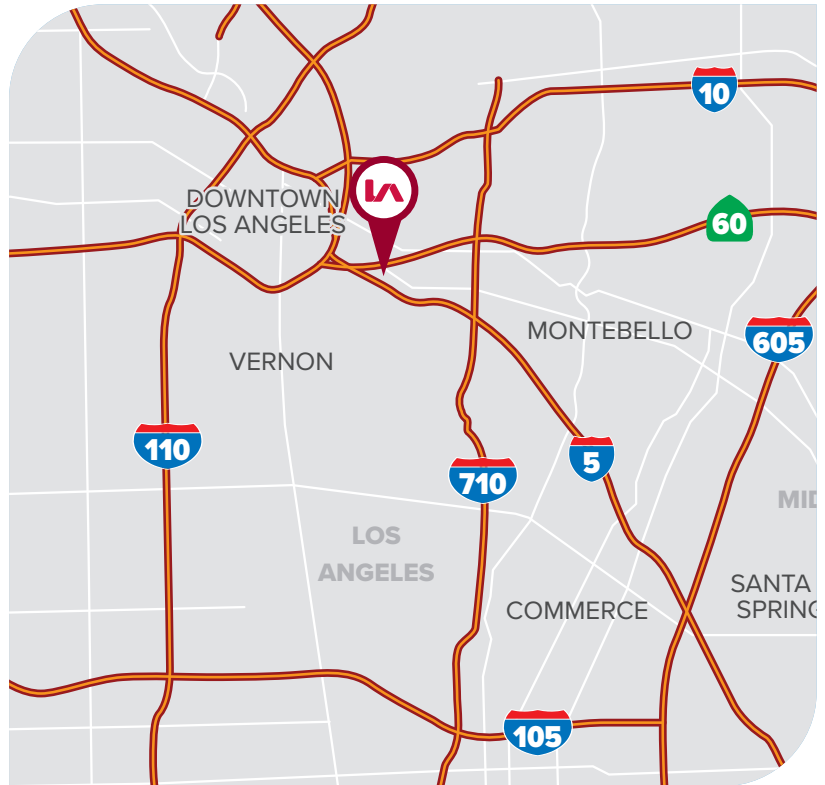


**PROPERTY HIGHLIGHTS**

- Fully Refurbished, Dock-High, Cold-Storage Building
- 5 Dock-High Loading Positions w/ Load Levelers
- 5 New Coolers - 5 Temp. Zones – Down to 29°F
- Coolers Total ±9,000 SF – 16' Clear & Sprinklered
- New 600A Power, Loading Doors, Lighting & Paving
- Prior Occupant Had Primus GFS Food Safety Certs.
- Possession: 60 Days - Contact Broker
- Over \$1.5M in Tenant Improvements (2020)
- Also for Sale - \$6.5M - Environmental Issues (All-Cash)

**RATE SUMMARY**

**BUILDING SIZE** ±20,853 SF BLDG | ±43,996 SF LAND  
**LEASE RATE** \$2.20/SF GROSS | \$45,877/MO



FOR MORE INFORMATION, PLEASE CONTACT



**TONY NAPLES**

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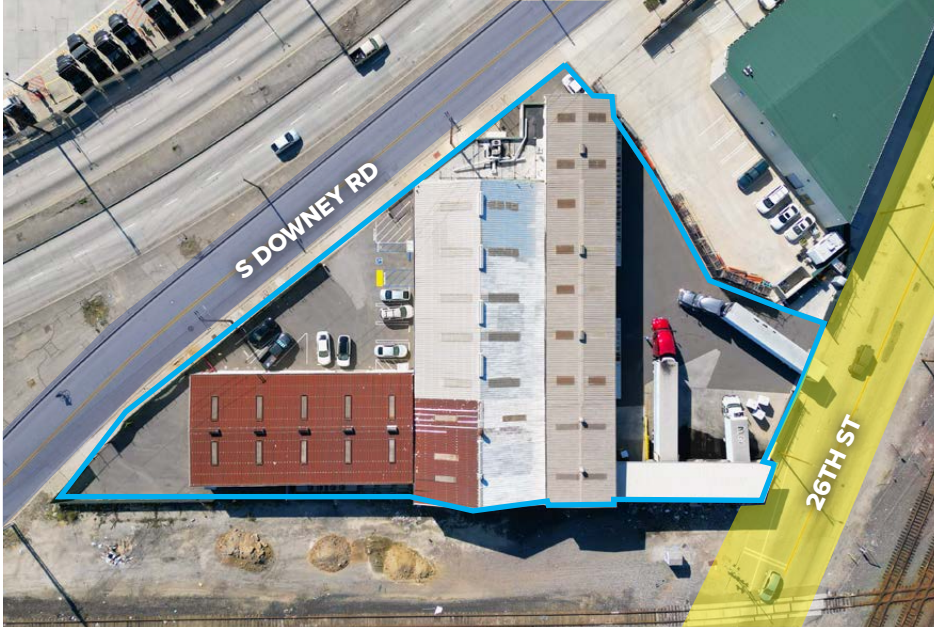
1201 North Main Street  
Los Angeles, CA 90012

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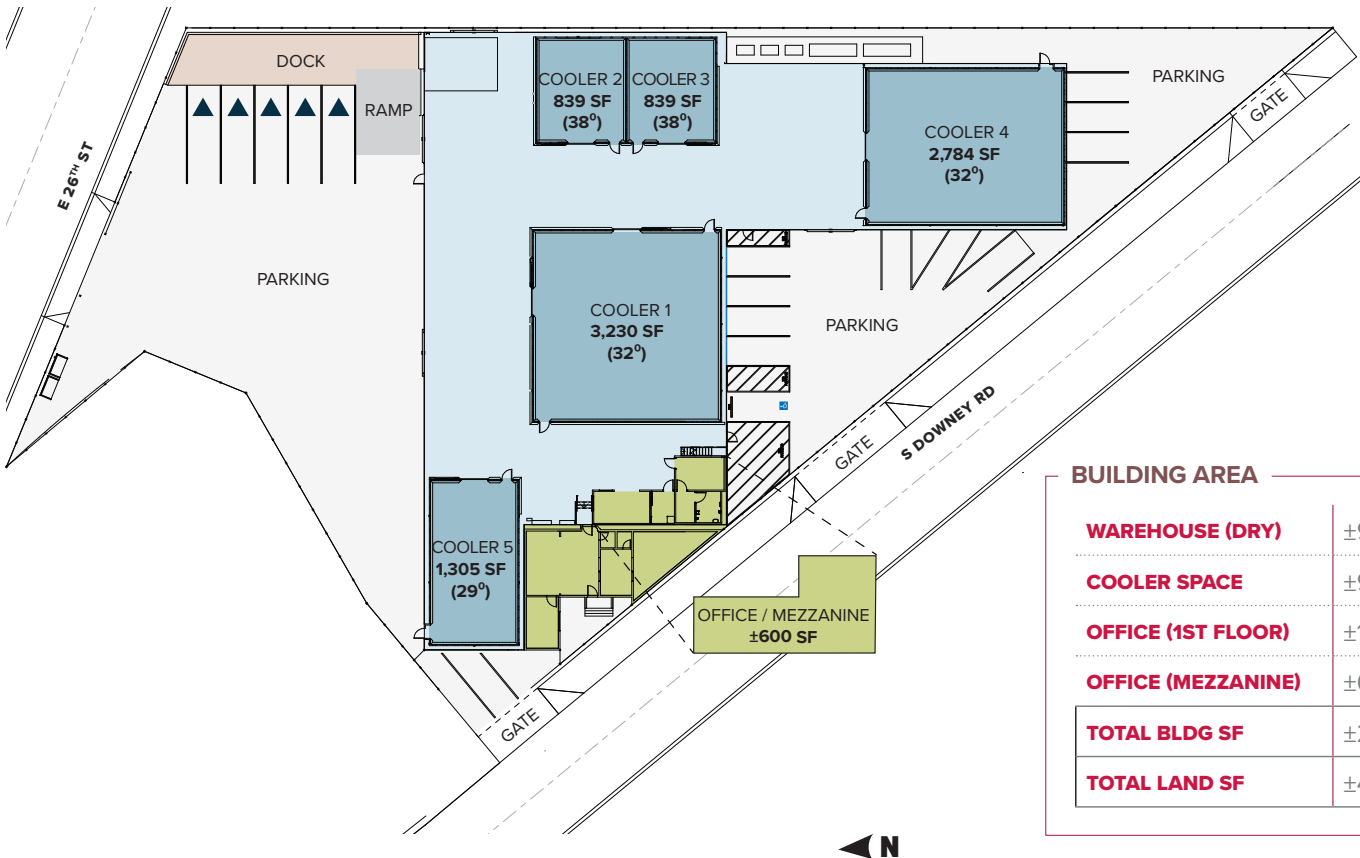
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**PROPERTY SUMMARY**

<b>TOTAL BUILDING SF</b>	±20,853 SF
<b>TOTAL LAND SF</b>	±43,996 SF (1.01 Acres)
<b>CLEAR HEIGHT</b>	±16'
<b>DH/GL DOORS</b>	5 DH / 4 GL
<b>OFFICES</b>	±2,200 SF (1,600 SF on 1 <sup>ST</sup> Flr.)
<b>POWER (Verify)</b>	600 Amp, 277/480V, 4W, 3Ph
<b>SPRINKLERED</b>	Yes
<b>RESTROOMS</b>	3
<b>CONSTRUCTION</b>	Metal
<b>YEAR BUILT</b>	1952 / R2020
<b>APN</b>	5192-025-013
<b>ZONING</b>	VEM*
<b>CURRENT USE</b>	Cold Storage / Produce Dist.



**BUILDING AREA**

<b>WAREHOUSE (DRY)</b>	±9,653 SF
<b>COOLER SPACE</b>	±9,000 SF
<b>OFFICE (1ST FLOOR)</b>	±1,600 SF
<b>OFFICE (MEZZANINE)</b>	±600 SF
<b>TOTAL BLDG SF</b>	±20,853 SF
<b>TOTAL LAND SF</b>	±43,996 SF

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



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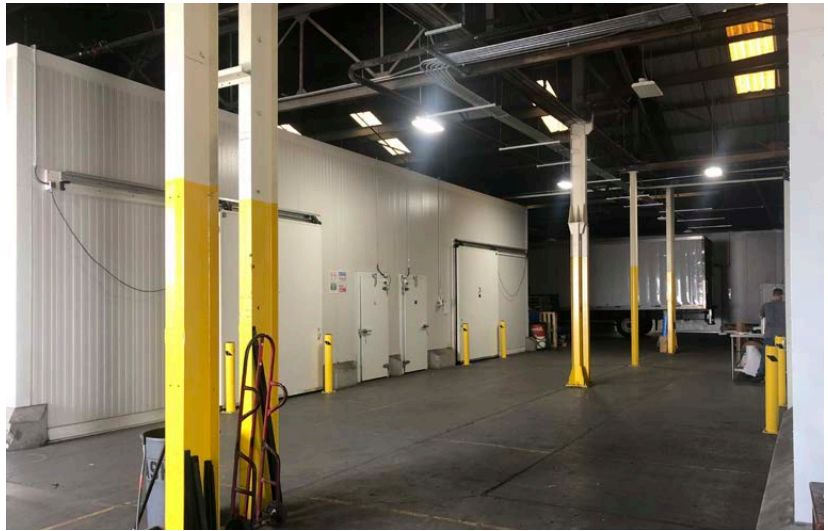
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