

Available SF 50,040 SF

Industrial For Lease

Building Size 230,000 SF



Address: 4408 Bandini Blvd, Vernon, CA 90058

Cross Streets: Bandini Blvd/Ayers Ave

POL 230,000 SF Whse/Distribution Facility
 Bandini Blvd Frontage - Freeway Direct
 4,000/Amps/600 Volt/3 Phase
 ±0.75 Acre Fenced Yard & Trailer Storage
 Bonus ±4,700 SF Covered Dock/Staging Area

Lease Rate/Mo: \$47,538
 Lease Rate/SF: \$0.95
 Lease Type: Gross
 Available SF: 50,040 SF
 Minimum SF: 50,040 SF
 Prop Lot Size: POL
 Term: Flexible
 Sale Price: NFS
 Sale Price/SF: NFS
 Taxes:
 Yard: Yes
 Zoning: I/T

Sprinklered: Yes
 Clear Height: 16'
 GL Doors/Dim: 1
 DH Doors/Dim: 10
 A: 4000 V: 600 O: 3 W: 4
 Construction Type: TILT UP
 Const Status/Year Blt: Existing / 1948
 Whse HVAC: No
 Parking Spaces: 10 / Ratio: 0.2:1/
 Rail Service: No
 Specific Use: Warehouse/Distribution

Office SF / #: TBD
 Restrooms: 1
 Office HVAC:
 Finished Ofc Mezz: 0 SF
 Include In Available: No
 Unfinished Mezz: 0 SF
 Include In Available: No
 Possession: Now
 Vacant: Yes
 To Show: Call broker
 Market/Submarket: Commerce/Vernon
 APN#: 6304-001-020

Listing Company: JLL
 Agents: [Paul Sablock, SIOR 213-239-6230](#), [Nick Sablock 213-239-6220](#), [Mark Vanis 213-239-5908](#)

Listing #: 43018267

Listing Date: 07/23/2025

FTCF: CB250N000S000/OAA

Notes: Additional Space Possibly Available

Bandini Blvd.

Not
A
Part

Not A Part

Available
4408 Bandini Blvd.

Not A Part

Covered Loading Dock

Not A Part

Loading
Area

Not A Part

Ayers Ave.

Ayers Ave.