

COMSTOCK INDUSTRIAL CENTER @ VERNON



3270 E. Washington Boulevard

FOR LEASE OR SALE
73,777 SF



NEWMARK

Comstock
Realty Partners



3270 E. Washington Boulevard Vernon, CA



For Lease or Sale:
73,777 SF



High Identity
Corner Location



Class 'A' Brand
New Construction



8,364 SF (Two-Story)
Executive Offices



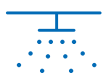
8 Dock High Positions
*35,000 LB PIT LEVELERS
AT EVERY OTHER POSITION
1 Drive In Door Via Ramp



100% Concrete Yard



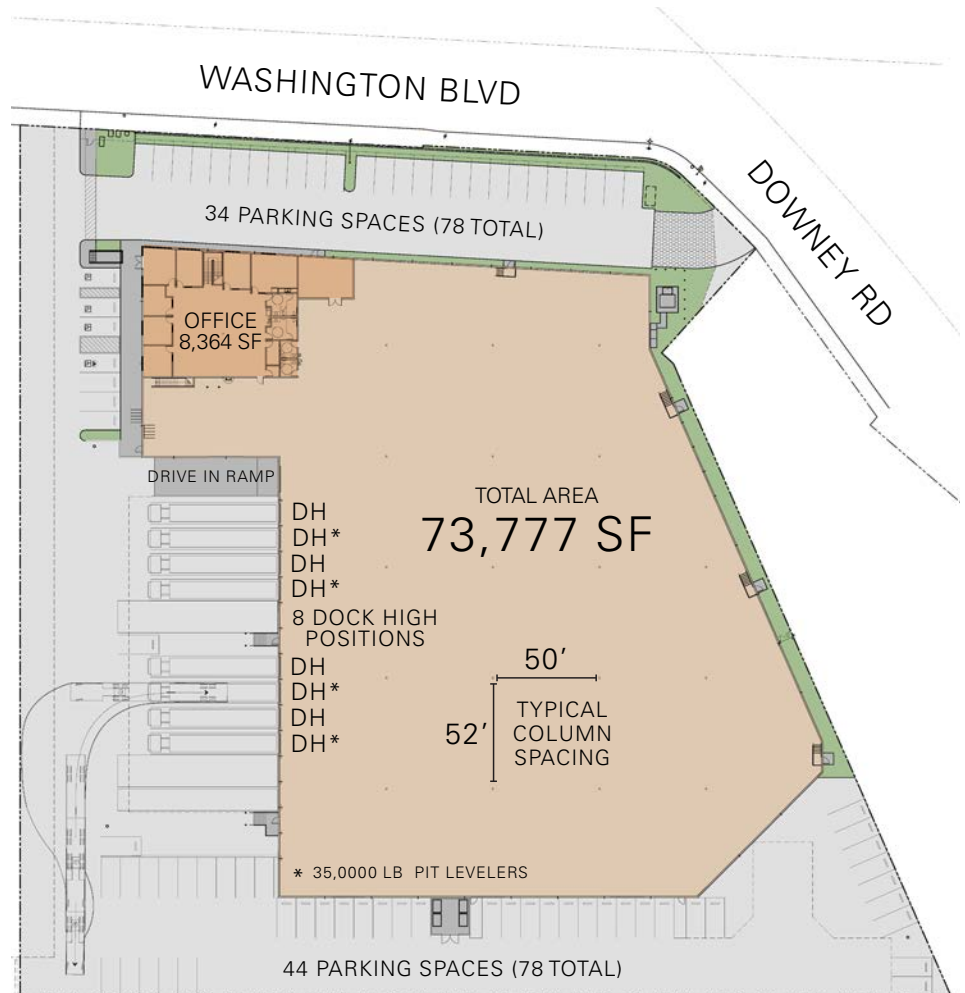
36' Clearance



ESFR K-25 Sprinklers



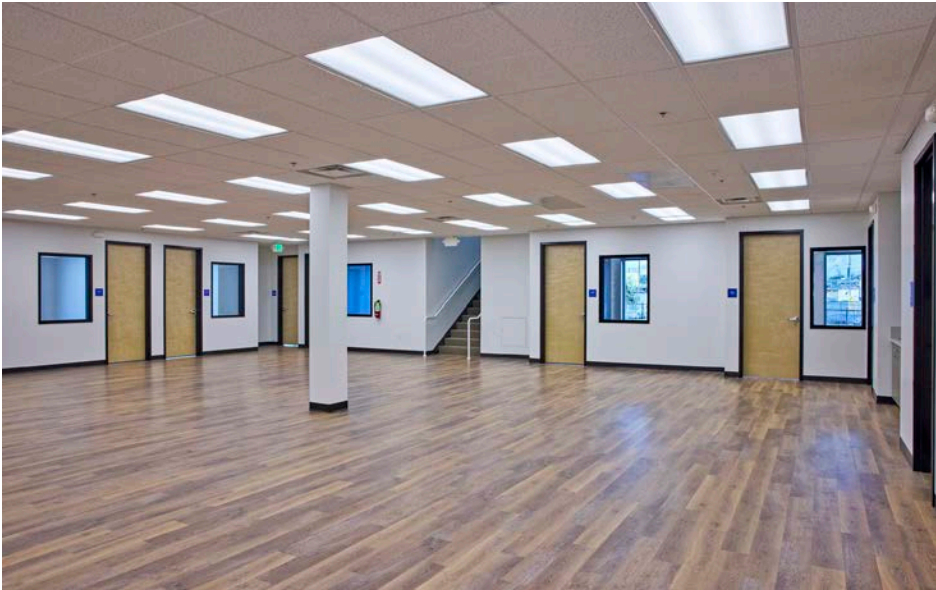
4,000 Amps Service



NOT TO SCALE



COMSTOCK INDUSTRIAL CENTER @ VERNON

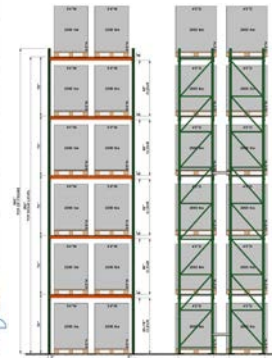
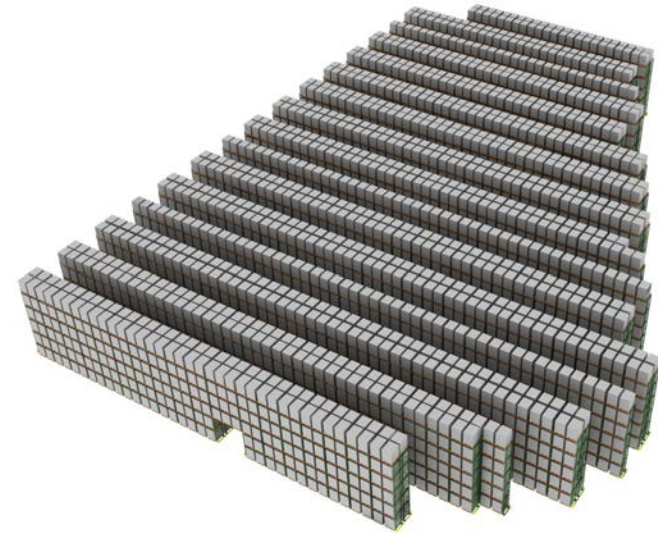
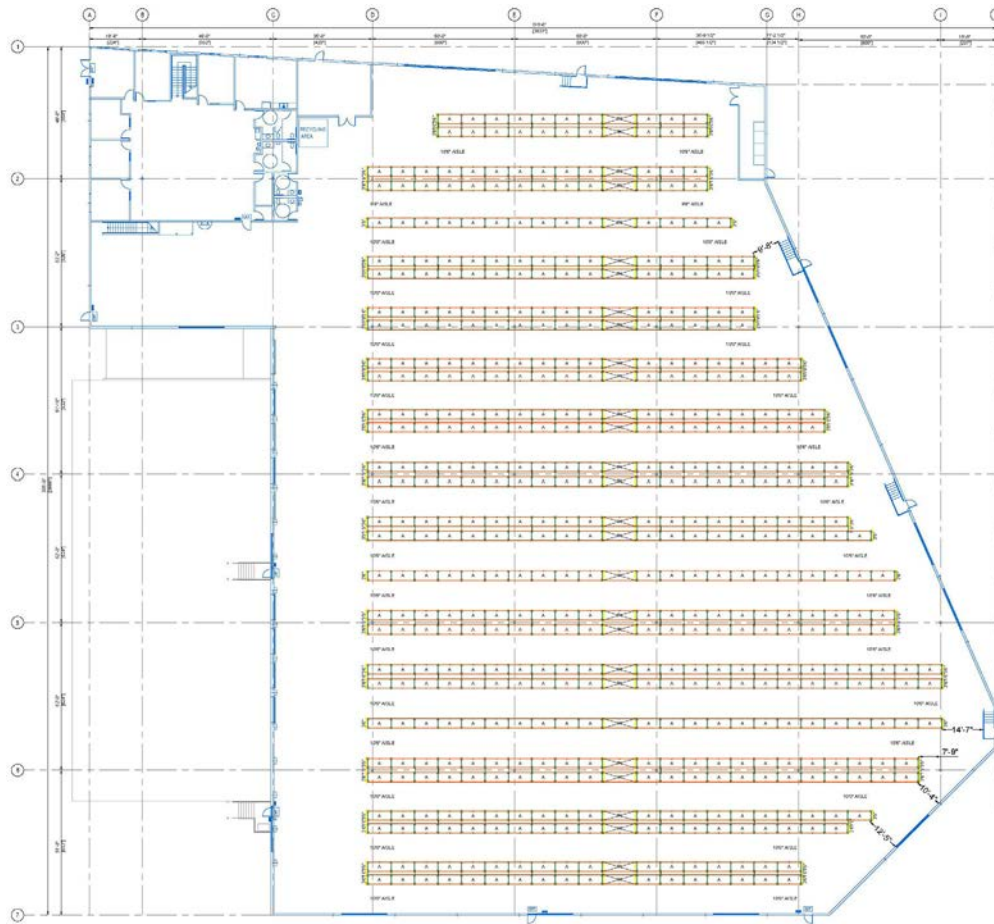


COMSTOCK INDUSTRIAL CENTER @ VERNON



COMSTOCK INDUSTRIAL CENTER @ VERNON

CONCEPTUAL RACKING LAYOUT



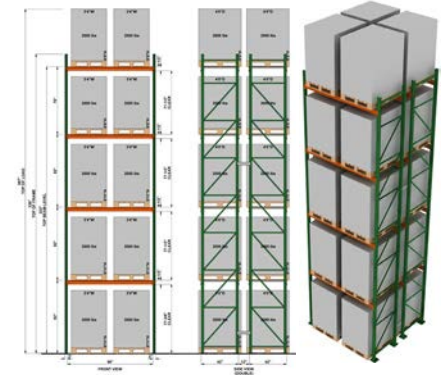
60" Tall Pallet



72" Tall Pallet

Total Pallet Positions

- Approximately 6,540 Pallet Positions (60" Tall Pallet)
- Approximately 5,421 Pallet Positions (72" Tall Pallet)



RACKING DESIGN CONTACT:
UNITED MATERIAL HANDLING

GREG HANOIAN
PH: (951) 657-4900
E: ghanoian@unitedmh.com

No warranty or representation is made to the accuracy of the conceptual racking plan or rendering racking plan. No liability of any kind is to be imposed on the broker or owner herein and shall not be held responsible for any decisions made based on such information.

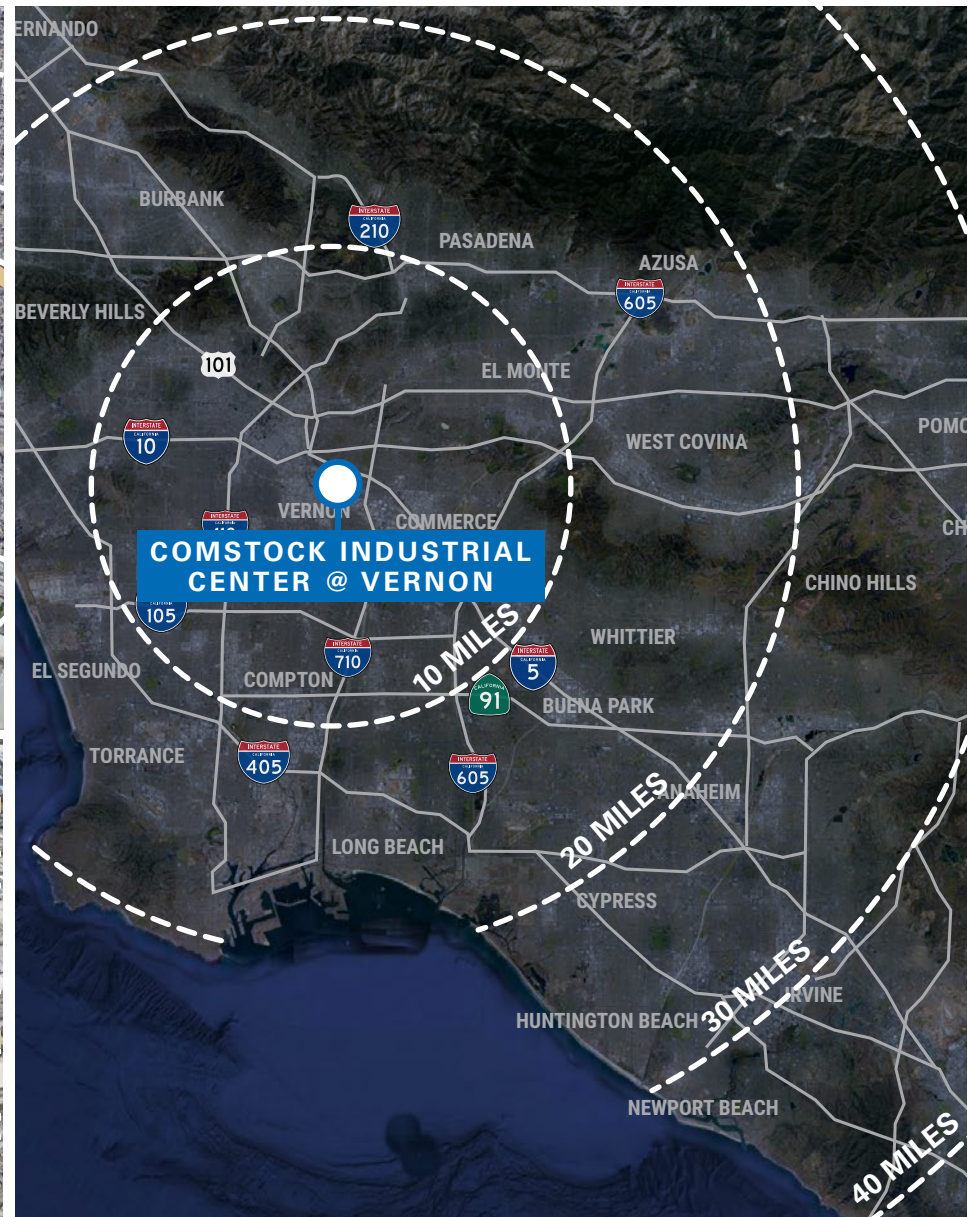
- 10'0 Aisles
- 60" Tall Pallets
- 72" Tall Pallets
- 96" Storage Beam
- 144" Storage Beam
- Accessories Upon Request

NEWMARK

Comstock
Realty Partners



COMSTOCK INDUSTRIAL CENTER @ VERNON



Discover Vernon's Business-Friendly Competitive Advantages Today!



STRATEGIC
LOCATION
& ACCESS



COST & TIME
EFFICIENCY



FINANCIAL
INCENTIVES



EXCEPTIONAL
CITY SERVICES



COMSTOCK INDUSTRIAL CENTER @ VERNON

18 MILES

20 MILES

23 MILES

30 MILES

50 MILES

Direct Access to Over **16M** People Within **50 Miles**

CONTACT

Jeff Sanita Executive Managing Director † 310-491-2003	John McMillan Vice Chairman † 310-491-2048	Joey Farney Associate † 310-491-2007	Andrew Conroy Transaction Manager † 310-491-2085
---------------------------------------------------------------------	---------------------------------------------------------	---------------------------------------------------	---------------------------------------------------------------

Jeff Sanita

Executive Managing Director
t 310-491-2003
jeff.sanita@nrmk.com
CA RE License #01242202

John McMillan
Vice Chairman
t 310-491-2048
john.mcmillan@nmrk.com
CA RE License #01103292

Joey Farney
Associate
t 310-491-2007
joey.farney@nmrk.com
CA RE License #02218932

Andrew Conroy
Transaction Manager
t 310-491-2085
andrew.conroy@nmrk.com
CA RE License #02143325

nmrk.com

NEWMARK

Comstock
Realty Partners



Corporate License #01355491

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.