



67,529 SF AVAILABLE FOR LEASE

WAREHOUSE DISTRIBUTION FACILITY

1946 E 46th Street | Vernon, CA

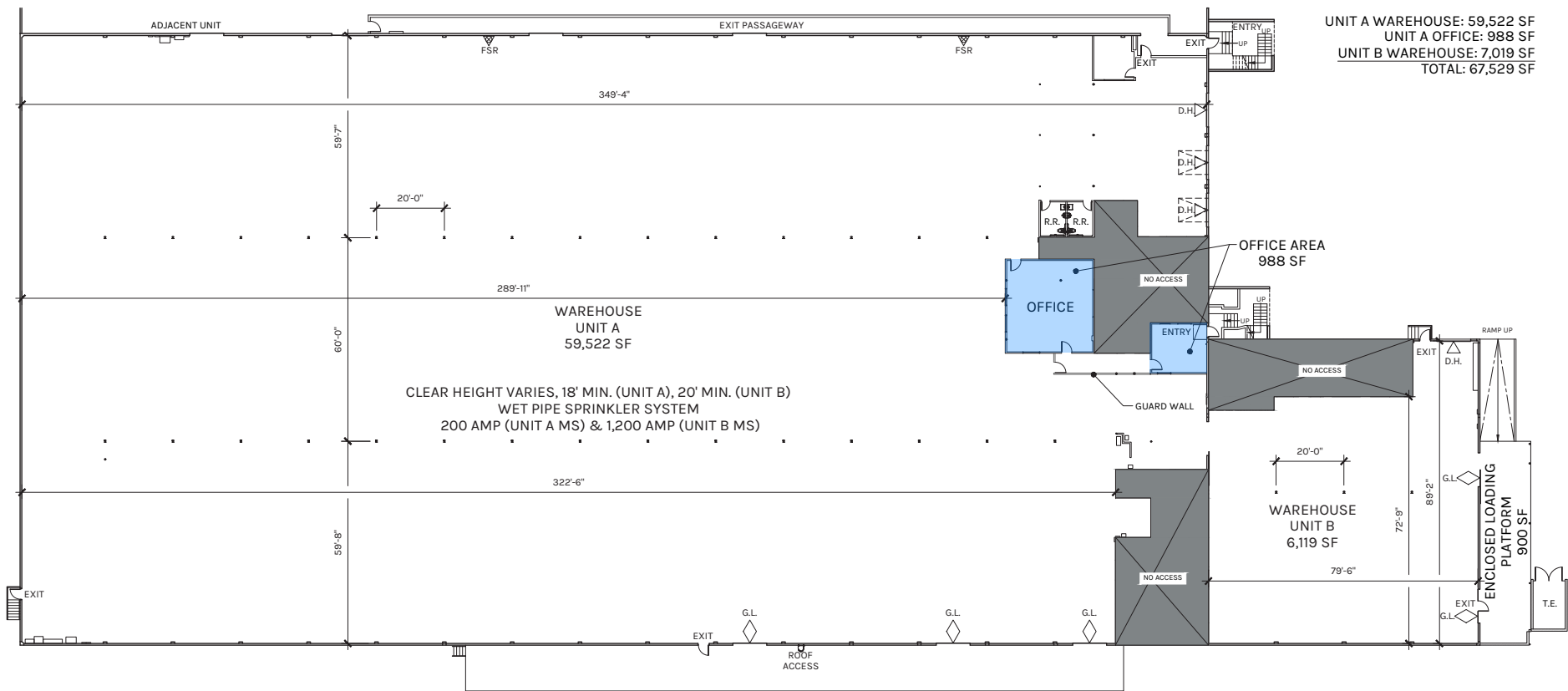


NEWMARK



WAREHOUSE DISTRIBUTION FACILITY

- **\$0.89 / SF PER MONTH GROSS**
- Flexible Lease Term - Short Term Possible
- 66,541 SF Warehouse
- 988 SF Office
- 4 Dock High Positions
- 5 Ground Level Doors
- 18'-20' Clearance
- .39/4000 Sprinklers
- 1400 Amp Power
(2 Panels: 1200 Amps & 200 Amps)
- Desirable West Vernon Location
- Easy Access to (10), (60), (101) & (5)
Freeways and Downtown Los Angeles

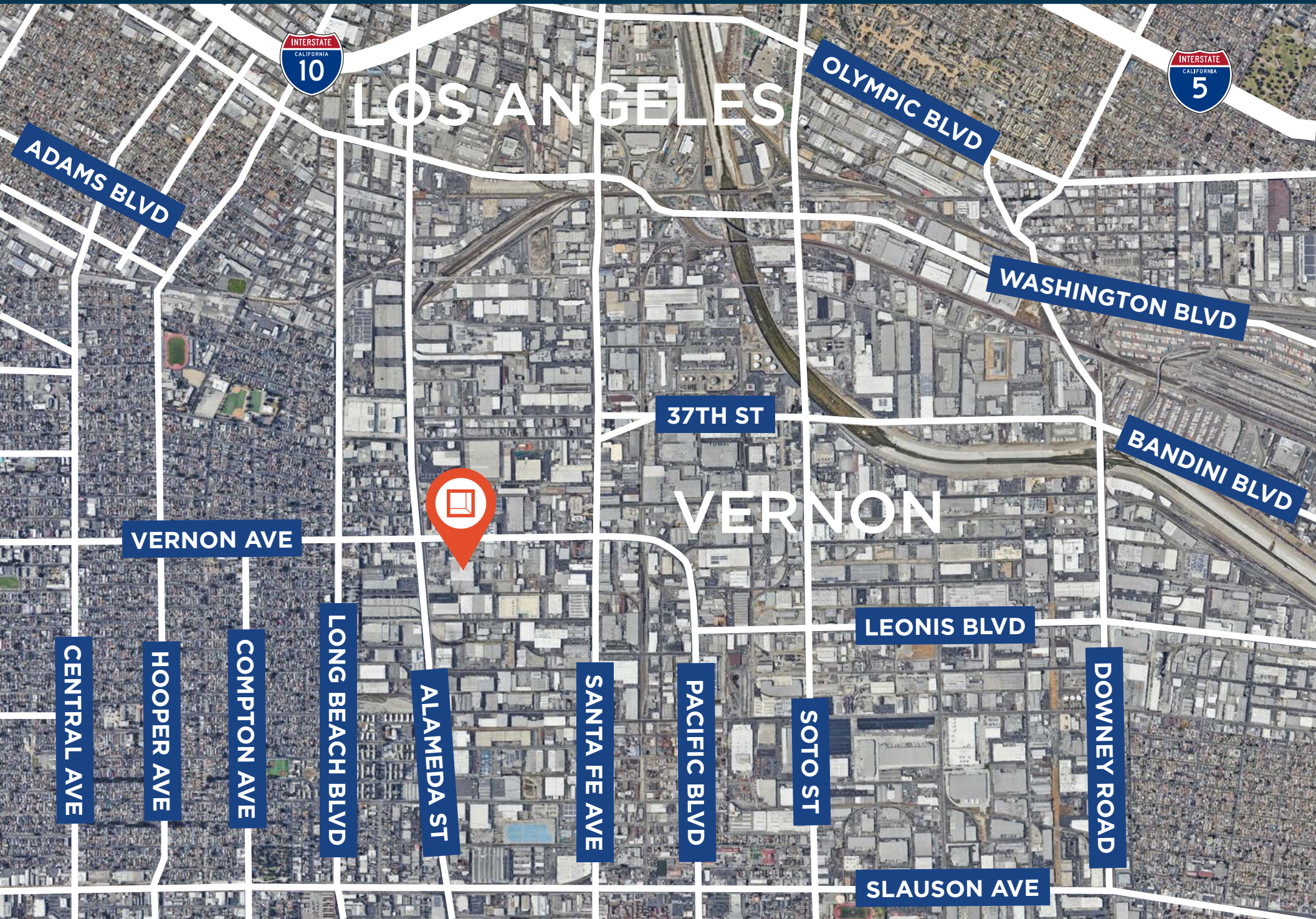


WAREHOUSE
66,541 SF

OFFICE
988 SF

TOTAL
67,529 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



Location

1946 E 46TH STREET



1.8 Miles to (10) Freeway	2.8 Miles to (110) Freeway	2.8 Miles to (5) Freeway
3.0 Miles to (101) Freeway	3.0 Miles to (60) Freeway	4 Miles to Downtown Los Angeles
16 Miles to Los Angeles International Airport	22 Miles to Port of Los Angeles	22 Miles to Port of Long Beach



**Rexford
Industrial**

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