

# Cold Storage Warehouse Available for Sublease



FOR SUBLEASE 4919 Alcoa Avenue, Vernon, CA 90058



## Space Profile

24,585 SF  
TOTAL SF AVAILABLE

Withheld  
RENTAL RATE

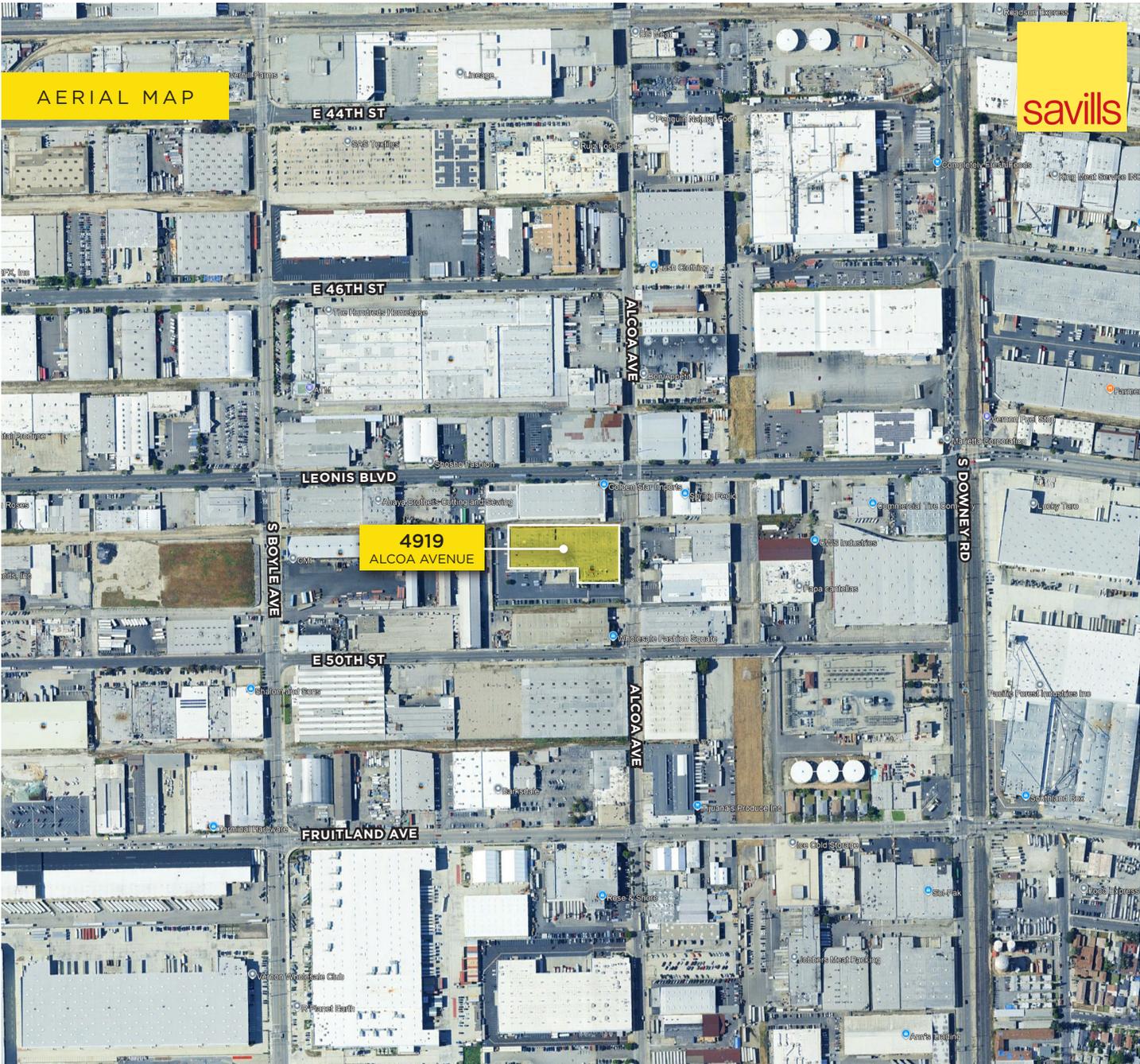
Immediate  
AVAILABILITY

Negotiable  
TERM

### KEY HIGHLIGHTS

- Fully demised portion of a 65,878 SF warehouse
- 24,585 SF warehouse
  - » 13,270 SF dry warehouse
  - » 7,648 SF cold storage
  - » 3,667 SF office space
- Cold storage temperature range: 33 - 36 degrees
- 24' clearance height
- 3 dock-high doors
- 2 ground-level doors
- Racking system negotiable
- Convenient access to 5, 710 and 110 Freeways

AERIAL MAP



**Dillon Dummit**

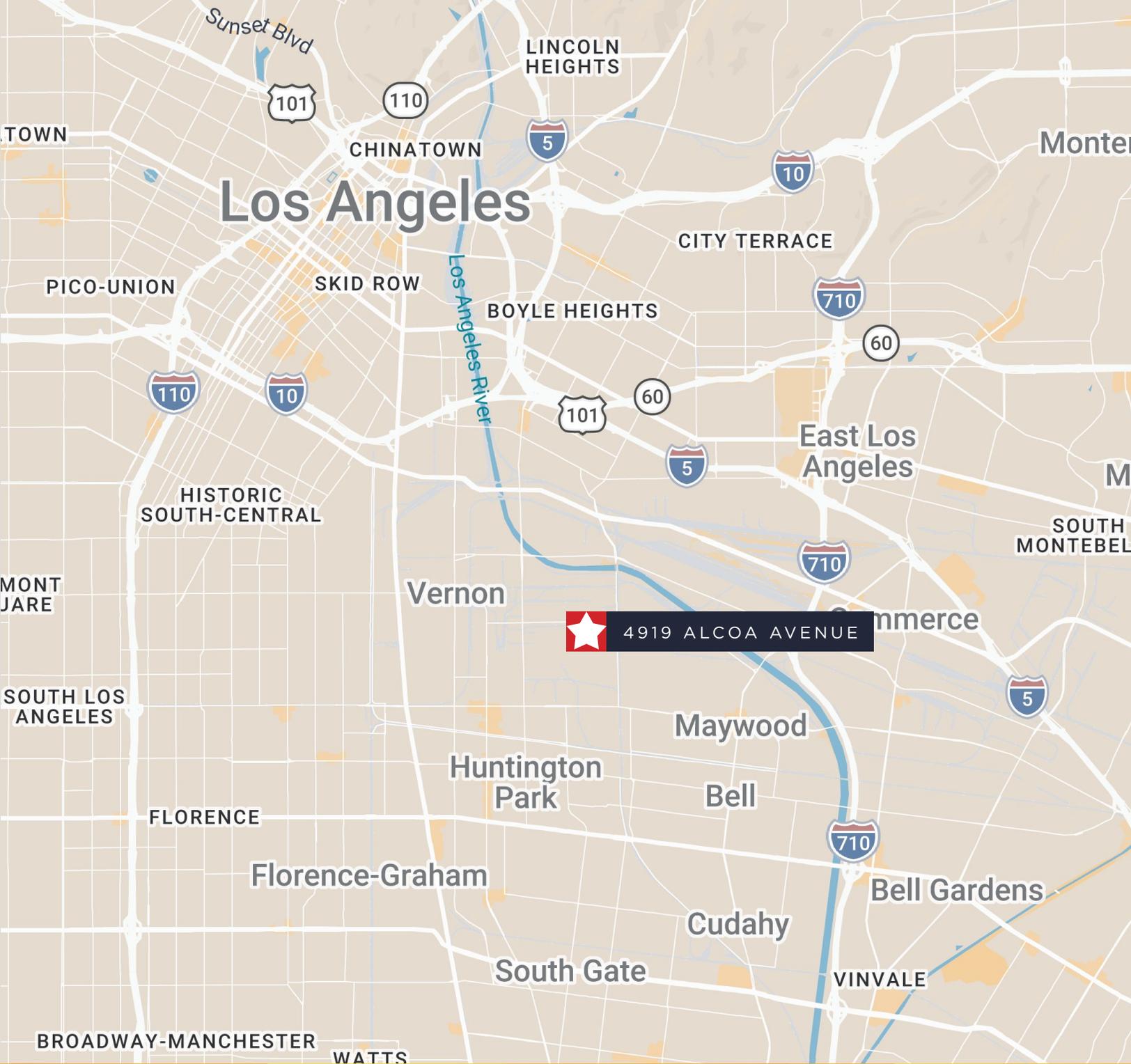
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