

**FOR
LEASE**

±20,853^{SF} COLD STORAGE BUILDING
2646 S DOWNEY RD | VERNON, CA, 90058

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

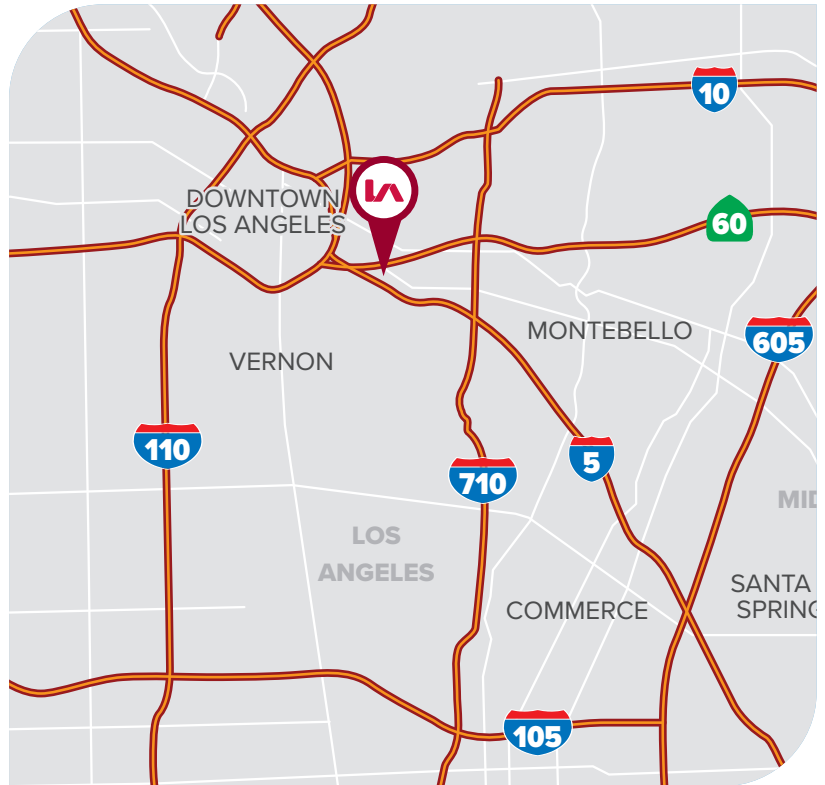


PROPERTY HIGHLIGHTS

- 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

Senior Vice President | LIC NO 01811344

e tnaples@lee-associates.com
o 818.395.4373



MATTISON BEHR

Agent | LIC NO 02091054

e mbehr@lee-associates.com
o 818.434.9116

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® Los Angeles, Inc. | 1201 North Main Street
CORP ID 02174865 | Los Angeles, CA 90012

LEE-ASSOCIATES.COM

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

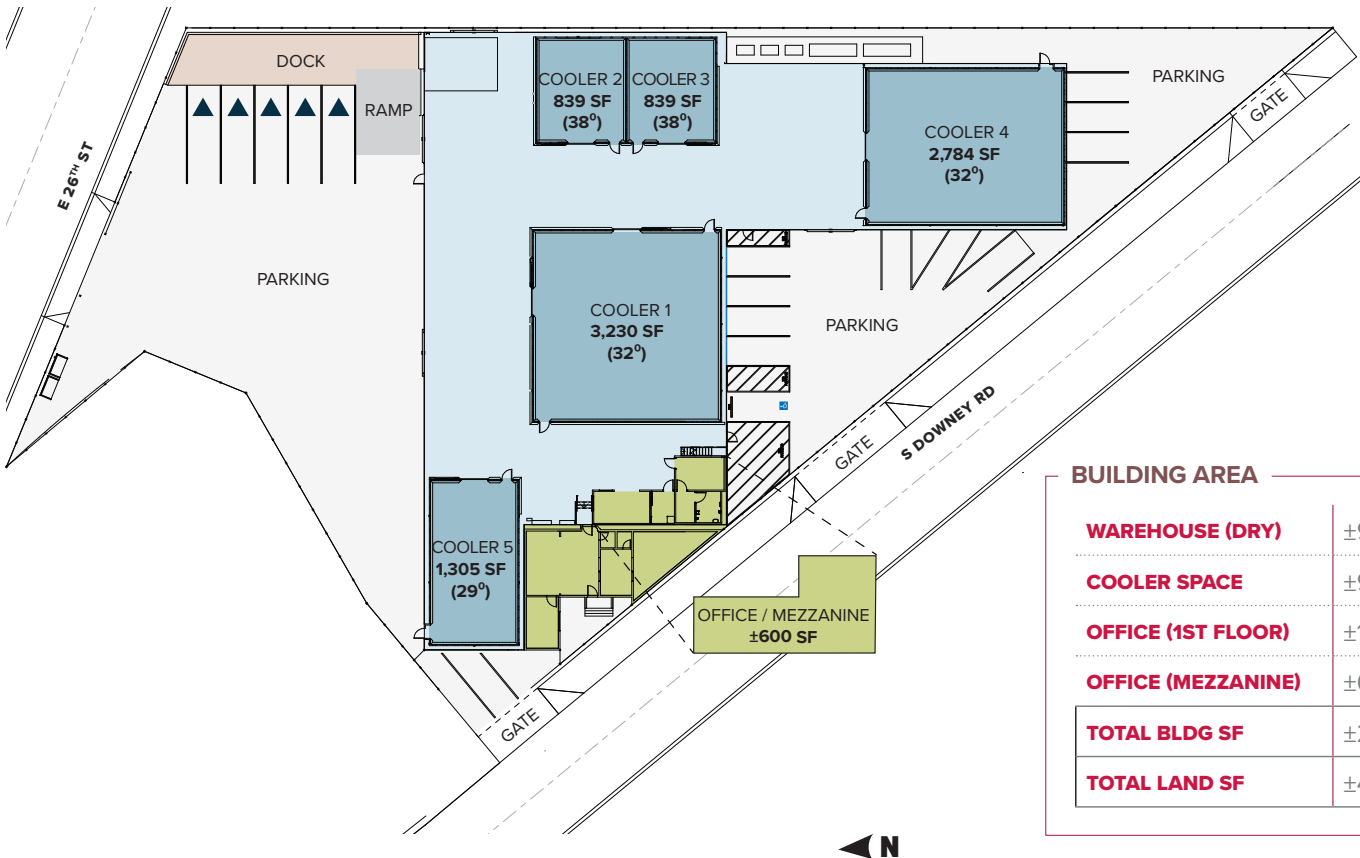
**FOR
LEASE**

±20,853^{SF} COLD STORAGE BUILDING
2646 S DOWNEY RD | VERNON, CA, 90058



PROPERTY SUMMARY

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



BUILDING AREA

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

FOR MORE INFORMATION, PLEASE CONTACT

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



TONY NAPLES

Senior Vice President | LIC NO 01811344
e tnaples@lee-associates.com
o 818.395.4373



MATTISON BEHR

Agent | LIC NO 02091054
e mbehr@lee-associates.com
o 818.434.9116



Lee & Associates® Los Angeles, Inc. | 1201 North Main Street
CORP ID 02174865 | Los Angeles, CA 90012

LEE-ASSOCIATES.COM

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

**FOR
LEASE**

±20,853^{SF} COLD STORAGE BUILDING
2646 S DOWNEY RD | VERNON, CA, 90058

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



FOR MORE INFORMATION, PLEASE CONTACT



TONY NAPLES

Senior Vice President | LIC NO 01811344

e tnaples@lee-associates.com
o 818.395.4373



MATTISON BEHR

Agent | LIC NO 02091054

e mbehr@lee-associates.com
o 818.434.9116



Lee & Associates® Los Angeles, Inc. | 1201 North Main Street
CORP ID 02174865 | Los Angeles, CA 90012

LEE-ASSOCIATES.COM

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

**FOR
LEASE**

±20,853^{SF} COLD STORAGE BUILDING
2646 S DOWNEY RD | VERNON, CA, 90058

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



FOR MORE INFORMATION, PLEASE CONTACT



TONY NAPLES

Senior Vice President | LIC NO 01811344

e tnaples@lee-associates.com

o 818.395.4373



MATTISON BEHR

Agent | LIC NO 02091054

e mbehr@lee-associates.com

o 818.434.9116

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® Los Angeles, Inc. | 1201 North Main Street
CORP ID 02174865 | Los Angeles, CA 90012

LEE-ASSOCIATES.COM

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

**FOR
LEASE**

±20,853^{SF} COLD STORAGE BUILDING
2646 S DOWNEY RD | VERNON, CA, 90058

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



FOR MORE INFORMATION, PLEASE CONTACT



TONY NAPLES

Senior Vice President | LIC NO 01811344

e tnaples@lee-associates.com

o 818.395.4373



MATTISON BEHR

Agent | LIC NO 02091054

e mbehr@lee-associates.com

o 818.434.9116

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® Los Angeles, Inc. | 1201 North Main Street
CORP ID 02174865 | Los Angeles, CA 90012

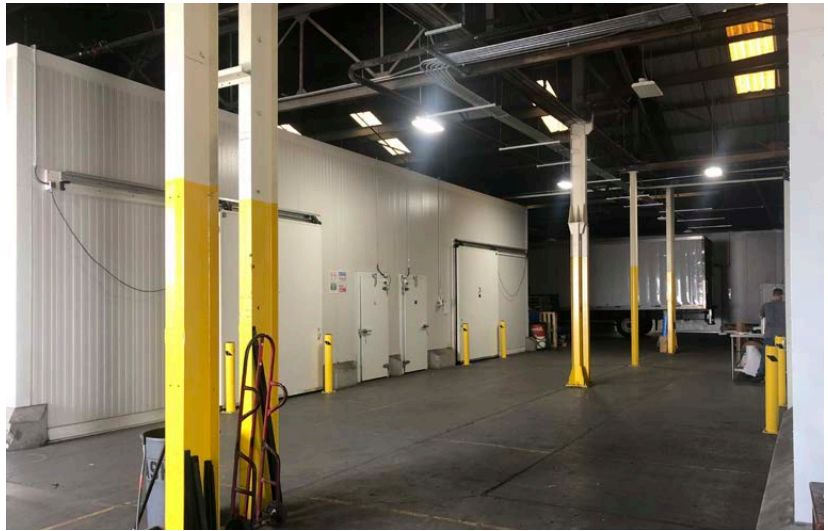
LEE-ASSOCIATES.COM

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

**FOR
LEASE**

±20,853^{SF} COLD STORAGE BUILDING
2646 S DOWNEY RD | VERNON, CA, 90058

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



FOR MORE INFORMATION, PLEASE CONTACT



TONY NAPLES

Senior Vice President | LIC NO 01811344

e tnaples@lee-associates.com

o 818.395.4373



MATTISON BEHR

Agent | LIC NO 02091054

e mbehr@lee-associates.com

o 818.434.9116

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® Los Angeles, Inc. | 1201 North Main Street
CORP ID 02174865 | Los Angeles, CA 90012

LEE-ASSOCIATES.COM

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.