

**FOR  
LEASE**

**±94,769 SF INDUSTRIAL BLDG ON ±184,399 OF LAND**  
4490 AYERS AVE | VERNON, CA 90058

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



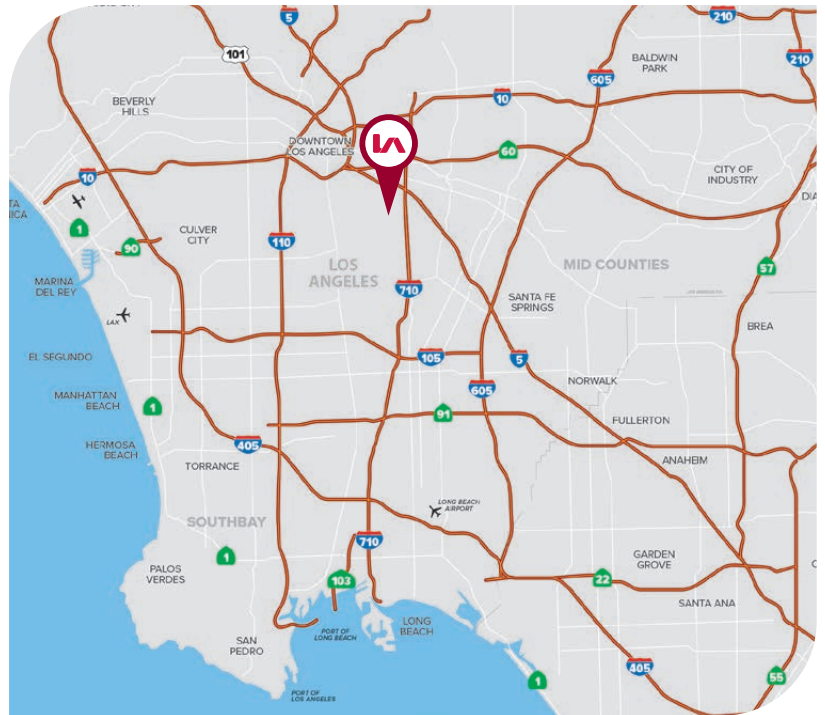
**PROPERTY HIGHLIGHTS**

- Class "A" Free Standing Building
- CTU Construction
- 12 Dock High Positions & 1 Ground Level Door
- 30'+ Clear Height
- ESRF Sprinkler System
- Heavy Power: 800A @ 277/480V
- 125' Concrete Truck Court
- 97 Car Parking Spaces
- Immediate Access to 710 Freeway

**PRICE SUMMARY**

**LEASE RATE**

**TBD**



FOR MORE INFORMATION, PLEASE CONTACT

**JEFFREY RINKOV**

CEO | LIC NO 01238887

e jrinkov@lee-associates.com

c 213.400.7941

**LOREN KAPLAN**

Senior Vice President | LIC NO 01968119

e lkapan@lee-associates.com

c 323.922.5784

**SAM RINKOV**

LIC NO 02132512

e srinkov@lee-associates.com

c 323.922.5479



Lee & Associates® Los Angeles, Inc.  
CORP ID 02174865

1201 North Main Street,  
Los Angeles, California 90012

**LEE-ASSOCIATES.COM**

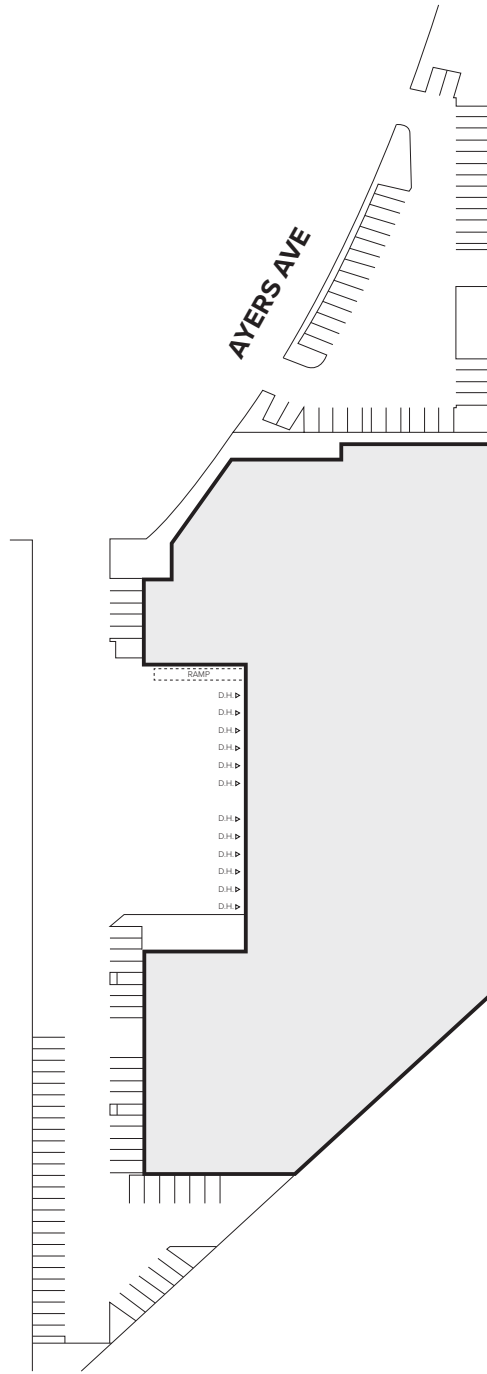
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**SITE PLAN**



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

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e [lkaplan@lee-associates.com](mailto:lkaplan@lee-associates.com)

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