Available SF	16,000	Industrial For Lease	Building Size	21,000

AIR CRE is in receipt of the image of 4770 E. 49th St. Vernon, CA 90058
you sent/emailed on .

Please note that for various legal reasons, we are unable to use images you have not taken yourself. Therefore, before we can add images to our system, we need you to confirm that (1) you or someone on your behalf took the photograph you are sending, (2) you have not copied or downloaded this image from the internet, and (3) you have the right to give us permission to use this image in our system.

Typing your full name here means you acknowledge the above.

Property Name:	Insert Property Name Here
Address:	4770 E. 49th St. Vernon, CA 90058
Cross Streets:	Insert Cross Streets Here

16,000 SQ. FT. TRUCK-HI BRICK BUILDING
NEW LED HIGHBAY LIGHTING
FIRE SPRINKLERS & FOIL
20 FT. DOUBLE TRUCK INDENTURE
IMMEDIATE POSSESSION

Lease Rate/Mo:	TBD $23,200	**Sprinklered:**	Yes	**Office SF / #:**	TBD BTS 900	SF / 4
Lease Rate/SF:	$1.45	**Clear Height:**	16	**Restrooms:**	2	
Lease Type:	Gross **/ Op. Ex:**	**GL Doors/Dim:**	TBD BTS 0 /	**Office HVAC:**	Heat & AC	
Available SF:	16,000	**DH Doors/Dim:**	TBD BTS 1 / 14'6" x 18'6"	**Finished Ofc Mezz:**	0	
Minimum SF:	16,000	**A:** 400 **V:** 277-480 **O:** 3 **W:**		**Include In Available:**	No	
Prop Lot Size:	POL	**Construction Type:**	Brick	**Unfinished Mezz:**		
Term:	5 YRS W/COLA'S	**Const Status/Year Blt:**	Existing / 1959 R	**Include In Available:**		
Sale Price:	NFS			**Possession:**	Now	Now
Sale Price/SF:	NFS	**Whse HVAC:**	No	**Vacant:**	Yes	
Taxes:	$15,606 / 2023	**Parking Spaces:**	13 **/ Ratio:** 0.81 :1,000	**To Show:**	Call Broker	
Yard:	Fenced	**Rail Service:**	No	**Market/Submarket:**	LA Central	
Zoning:	MV	**Specific Use:**		**APN#:**		

Listing Company:	S.D. Herman Co. 213-747-6531				
Agents:	Greg Herman 213-747-6531 ext. 313				
Listing #:	AIR CRE Use Only	**Listing Date:**	AIR CRE Use Only	**FTCF:**	AP250N000S000 / OAA

Notes: ALL DIMENSIONS ARE APPROXIMATE. LESSEE TO VERIFY ALL INFORMATION. LESSEE RESPONSIBLE FOR APPLICABLE VERNON WAREHOUSE PARCEL TAX.

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

Draft

Reset Form

Former Tenant: Date Vacant:

By making sure we have complete details on all your listing submissions, you are taking advantage of marketing to our members in the SoCal area and across the nation:

- **1960** AIR CRE established in SoCal
- **675** CRE firms represented
- **2,000** Top-tier members and growing
- **30,000** Members nationwide
- **13,000** AIR CRE contract users across the US
- **21,138** Active listings locally
- **153,993** Active listings nationwide

Member listings are also advertised on our new public marketing platform CommercialExchange.com.

Hashtags

Check any of the special features below that are associated with this listing:

- ☐ #Automotive
- ☐ #Cannabis
- ☐ #Clarifier
- ☐ #CleanRoom
- ☐ #ContractorsYard
- ☐ #Cooler
- ☐ #Creative
- ☐ #CrossDock
- ☐ #ESFR
- ☐ #ExtraLand
- ☐ #ExtraParking
- ☐ #FloorDrains
- ☐ #FoodProcessingFacility
- ☐ #FreewayFrontage
- ☐ #Freezer
- ☐ #FreightElevator
- ☐ #HeavyPower
- ☐ #HVAC
- ☐ #LabSpace
- ☐ #LargeYard
- ☐ #LoftArea
- ☐ #PadSite
- ☐ #PartOfIndustrialPark
- ☐ #PavedYard
- ☐ #ReinforcedCement
- ☐ #RetailPotential
- ☐ #Truckwell
- ☐ #WetLab

☐ *By submitting this listing, you agree you have all necessary rights and permissions to provide the included listing information as well as all images, marketing material and other attachments.*

IMPORTANT: PLEASE SAVE A COPY OF THIS LISTING BEFORE CLICKING SUBMIT. Submit Form

List of Terms

Lease Type:
FSG
Gross
IG
MG
Net
NNN

Possession:
Now
30 Days
60 Days
90 Days
Close of Escrow
Completion
Date

Construction Status:
Existing
Proposed
Under Construction

Yard:
Paved
Fenced
Fenced/Paved
Possible
Unfenced

Specific Use:
Warehouse/Distribution
Warehouse/Office
Flex/R&D
Manufacturing
Self Storage
Cold Storage
Truck Terminal/Cross Dock
Mixed Use

FTCF Agreement Type:
OAA
AOAA

Construction Type:
Brick
Concrete
Framed
Glass
Masonry
Metal
Steel
Stucco
Tilt-wall
Wood

Sprinkler:
No
Yes
ESFR

To Show:
Call Broker
Lock Box
Open
See Notes
See Tenant

Rail:
No
Possible
Yes
Yes – Atchison Topeka
Yes – S Pacific
Yes – Union Pacific
Yes – Ventura County
Yes – LA Junction
Yes – Burlington North Santa Fe
Yes – Unknown