

3435 E Vernon Avenue

VERNON, CA 90058

57,465 sq. ft.
AVAILABLE

7 total
DOCK DOORS

13,316 sq. ft.
REFRIGERATED PRODUCTION

22'
CLEAR HEIGHT

25,171 sq. ft.
COOLER

9,240 sq. ft.
OFFICE

Features

57,465 sq. ft. cold storage -
food production plant with
13,316 sq. ft. refrigerated
production and 25,171 sq. ft.
cooler with refrigerated dock

Food processing facility

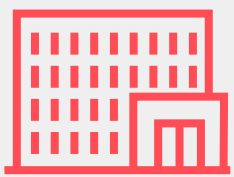
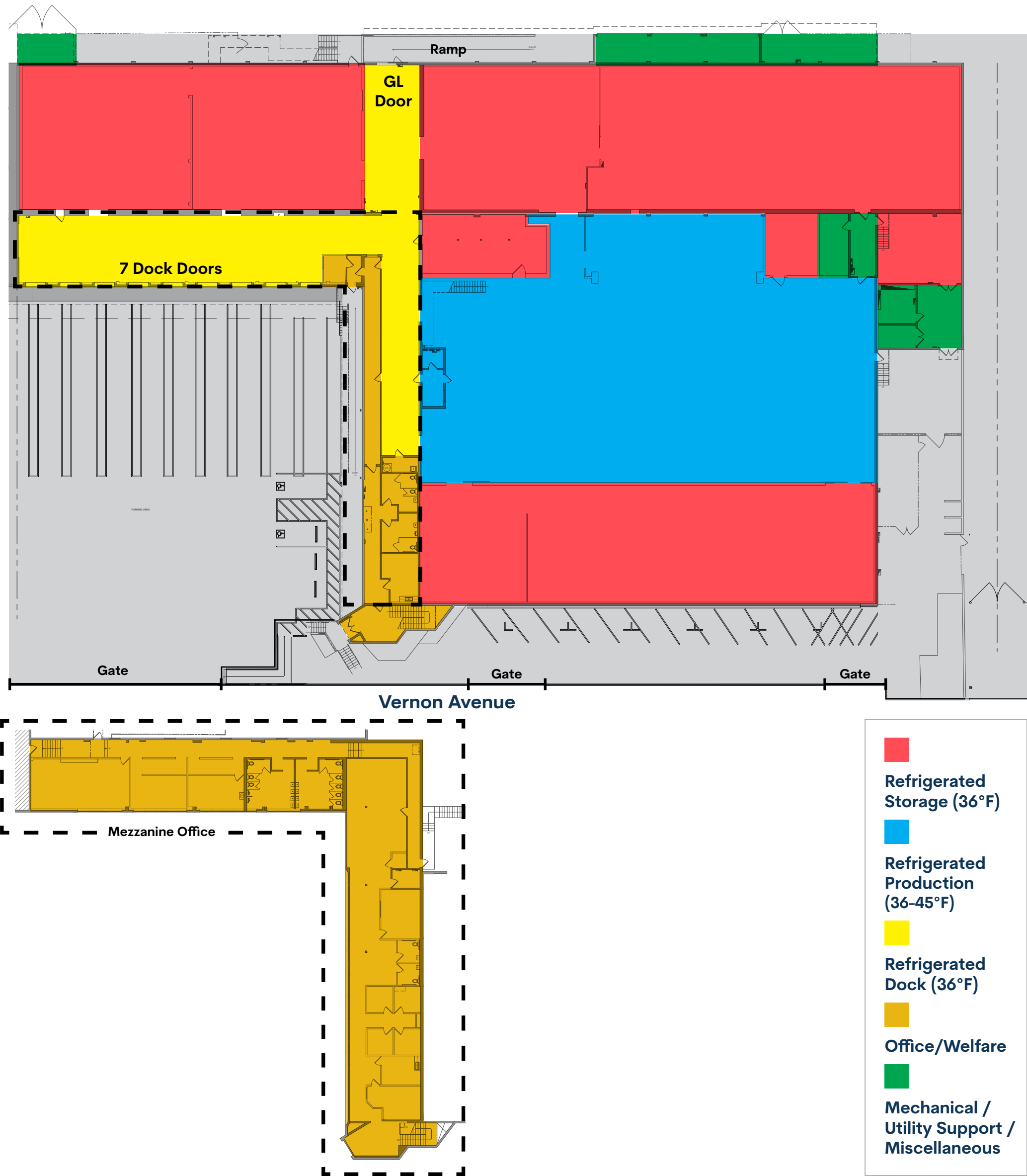
7 dock high doors

Direct access to:
Interstates 5 & 10
60, 101, 710 Freeways



Building Specifications

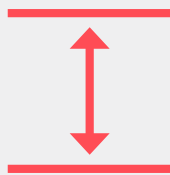
Building Size	57,465 sq. ft.
Available	57,465 sq. ft.
Cooler (36°F)	25,171 sq. ft.
Processing (36–45°F)	13,316 sq. ft.
Cold Dock (36°F)	5,313 sq. ft.
Office Space	9,240 sq. ft.
Clear Height	22'
Dock Doors	7 doors
Grade Level Doors	1 door via ramp
Yard	Fenced & secured
Automobile Parking	73 spaces
Sprinklers	Yes
Power	4,000 amps
Construction	1974 concrete tilt-up (renovated 2016)



±57,465 SF
Available



±43,800 SF
Temperature
Controlled



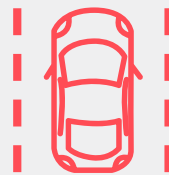
22'
Clear
Height



±4,000
Amps

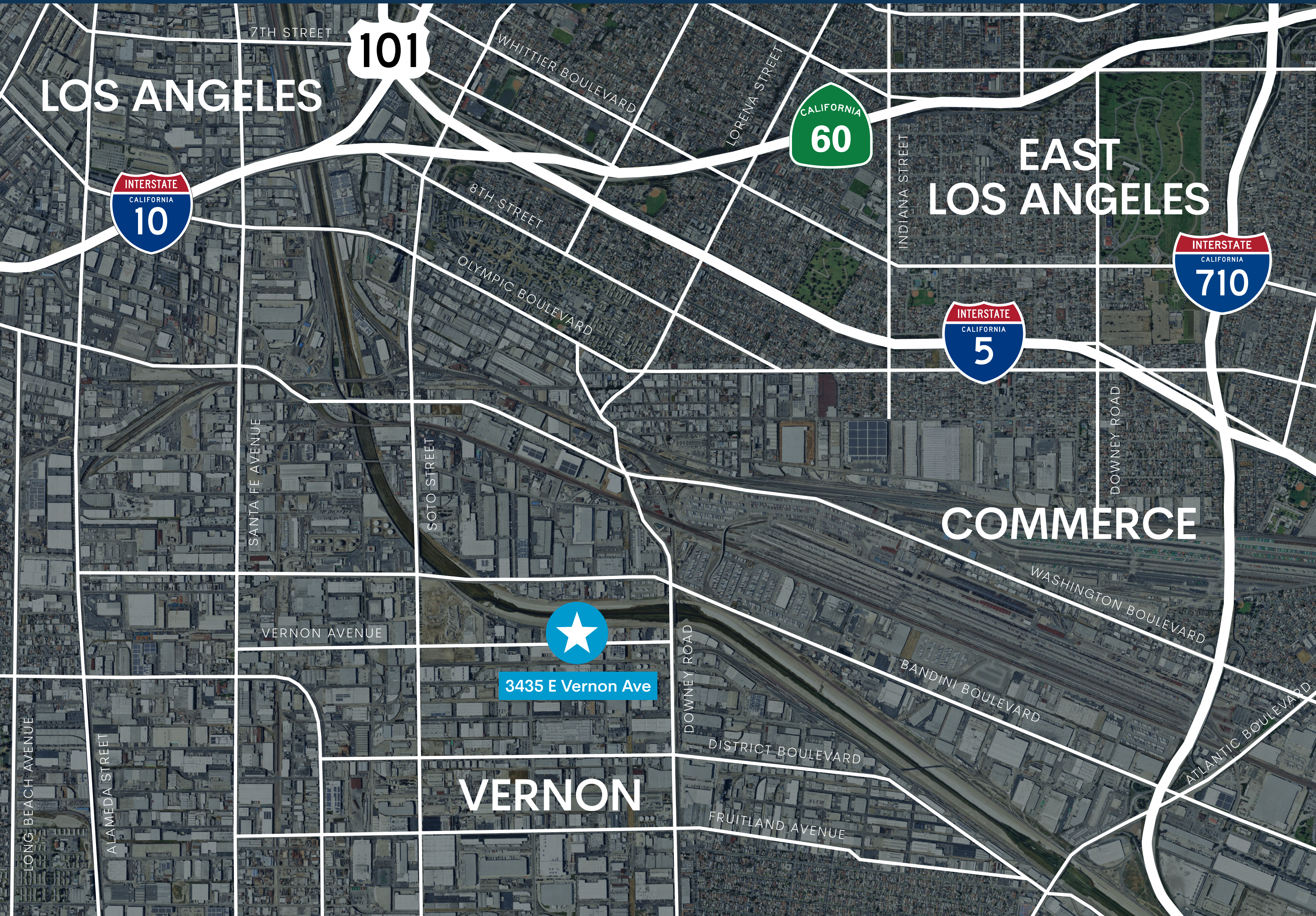
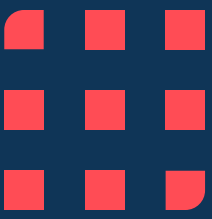


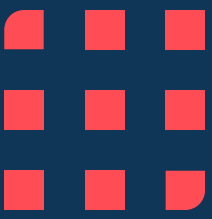
7
Dock Doors



±73
Automobile
Parking

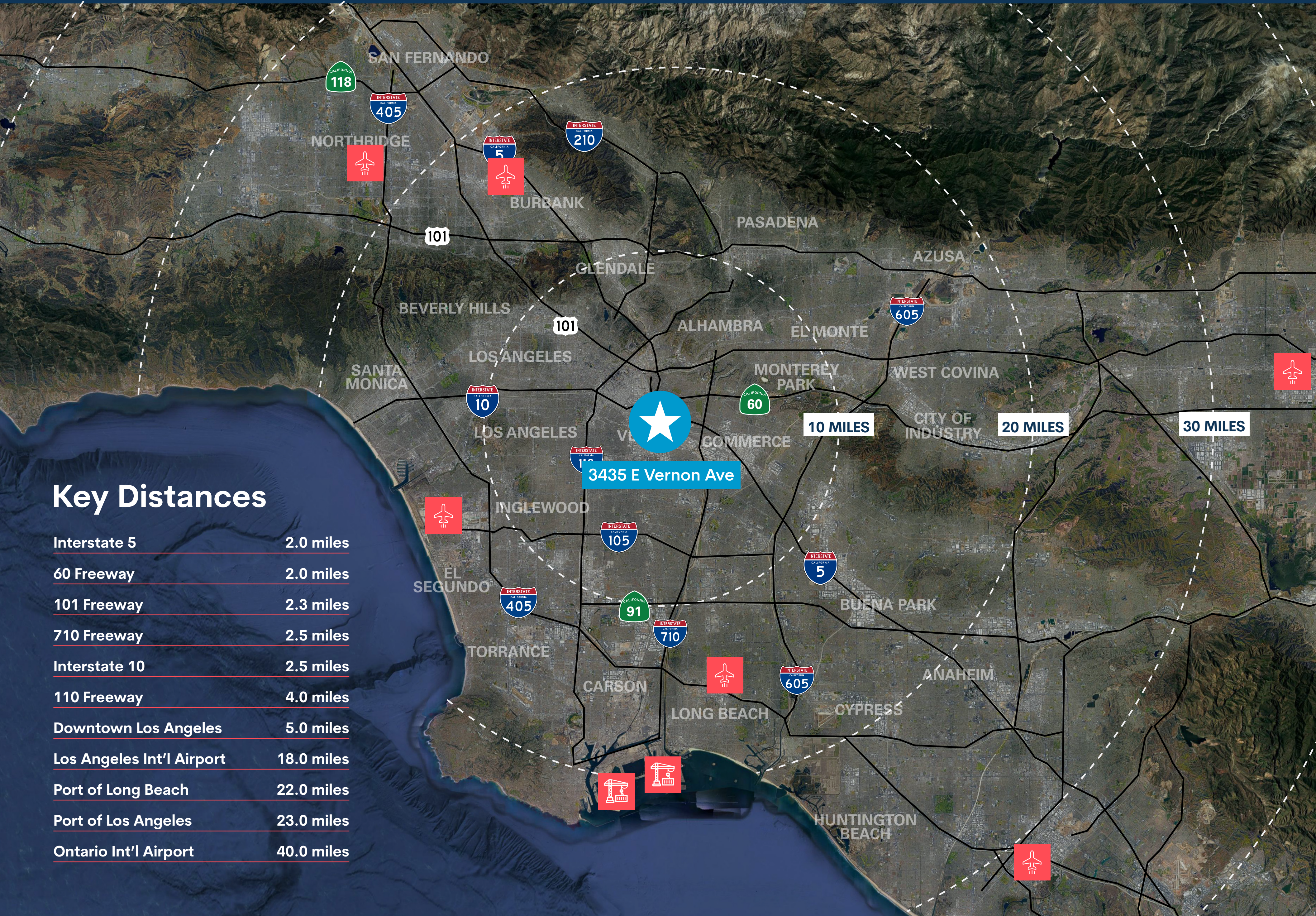






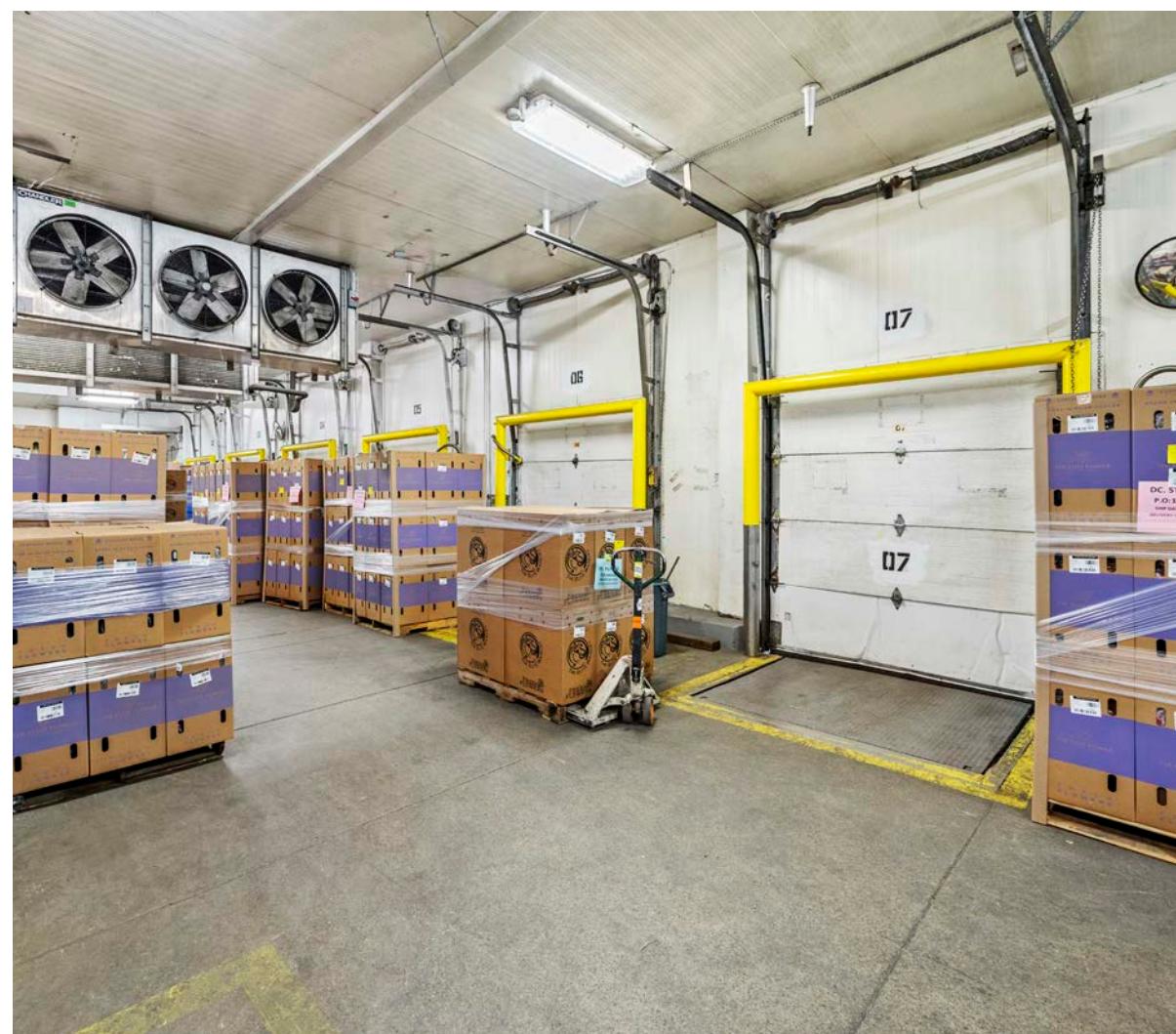
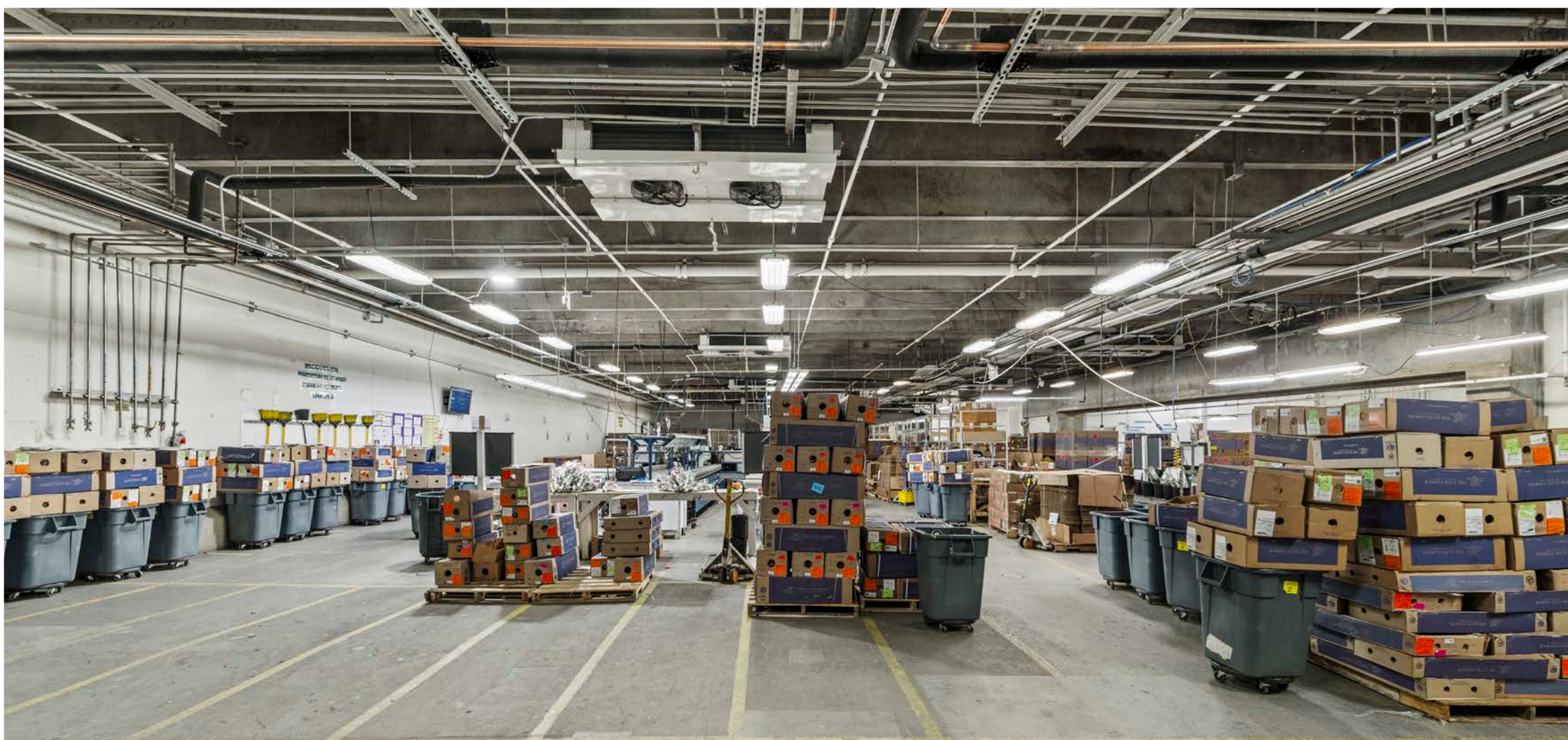
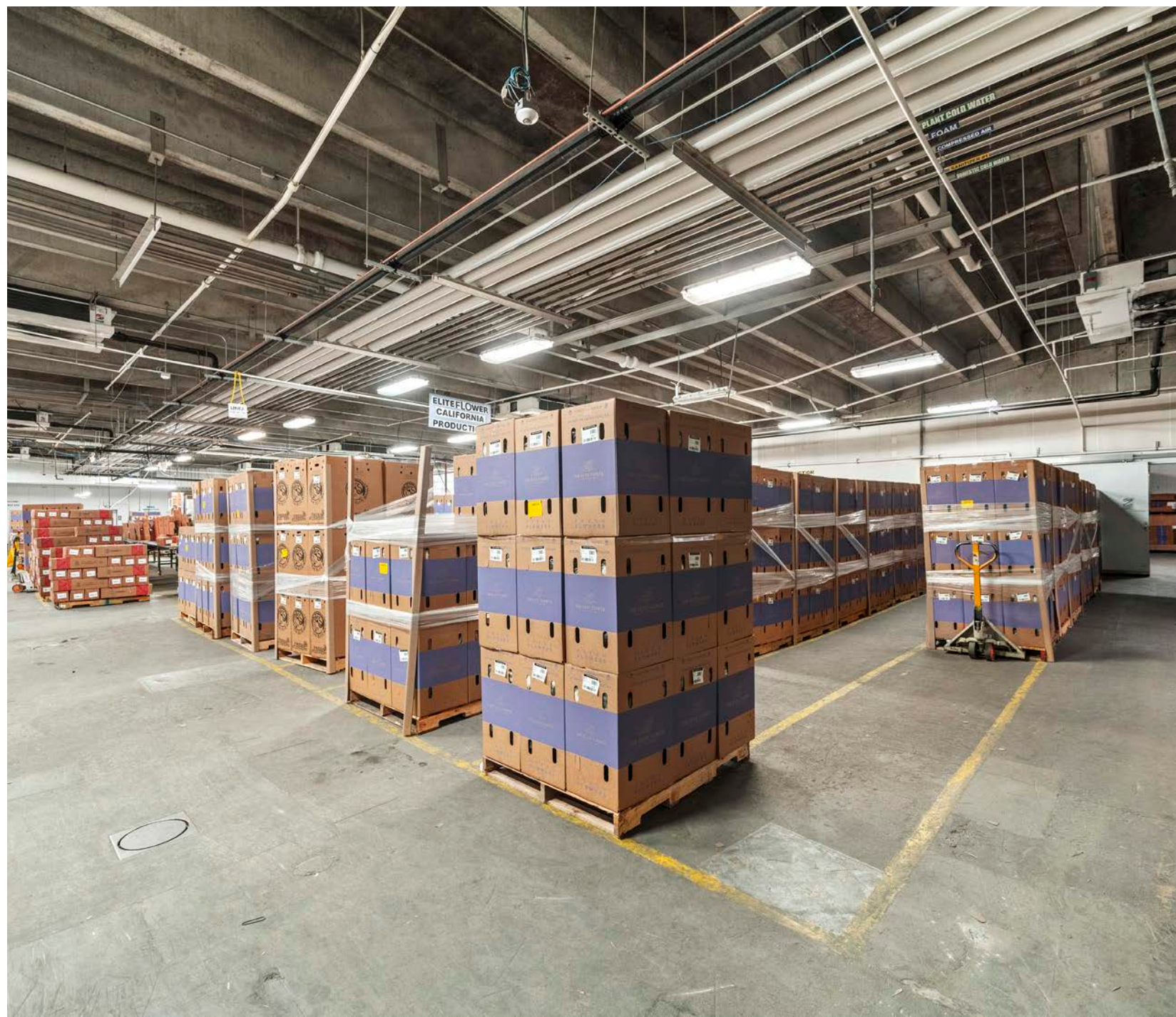
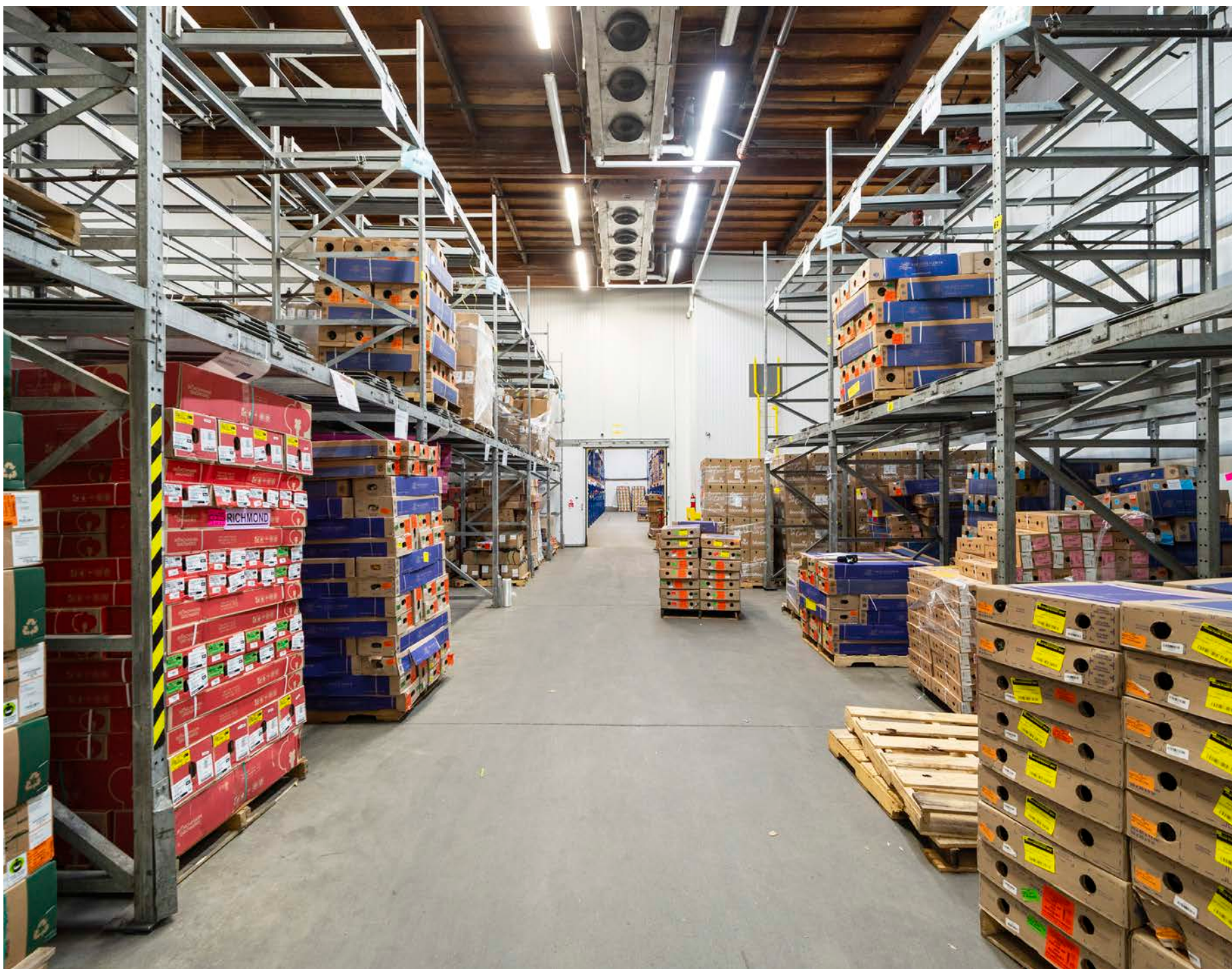
Area Map & Key Distances

Brookfield
Properties



Key Distances

Interstate 5	2.0 miles
60 Freeway	2.0 miles
101 Freeway	2.3 miles
710 Freeway	2.5 miles
Interstate 10	2.5 miles
110 Freeway	4.0 miles
Downtown Los Angeles	5.0 miles
Los Angeles Int'l Airport	18.0 miles
Port of Long Beach	22.0 miles
Port of Los Angeles	23.0 miles
Ontario Int'l Airport	40.0 miles

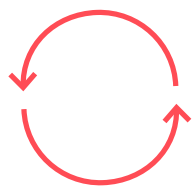


City of Vernon

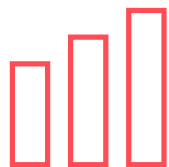
DISCOVER VERNON'S BUSINESS-FRIENDLY COMPETITIVE ADVANTAGES TODAY!



STRATEGIC
LOCATION
& ACCESS



COST & TIME
EFFICIENCY



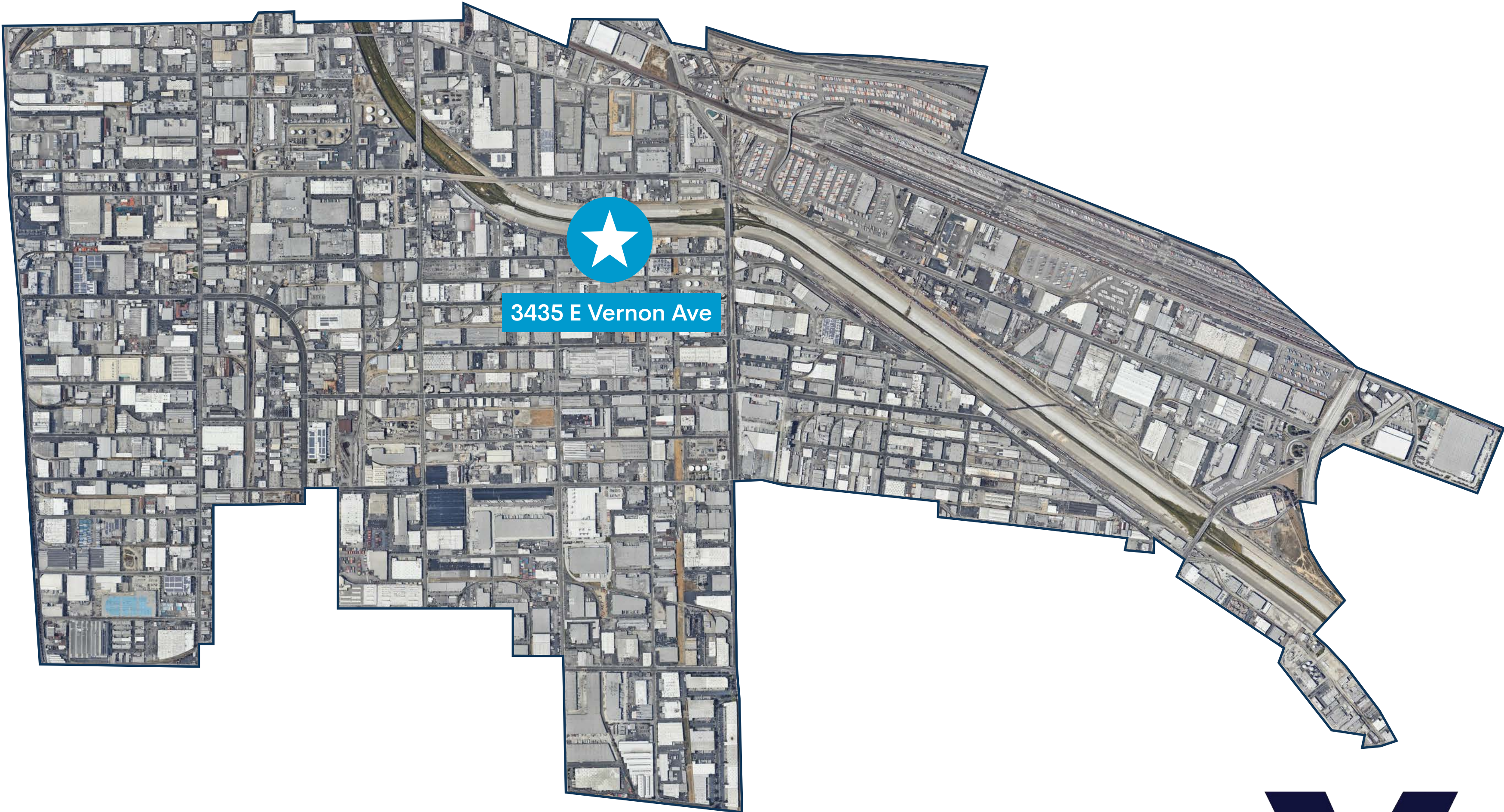
FINANCIAL
INCENTIVES



EXCEPTIONAL
CITY SERVICES



VERNON PUBLIC UTILITIES
RELIABLE ELECTRICITY AT COMPETITIVE RATES
COST EFFECTIVE NATURAL GAS
LOW COST WATER SERVICES



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VERNON, CA 90058



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NEWMARK

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