

# FOR LEASE ±54,340 SQ. FT. INDUSTRIAL BUILDING

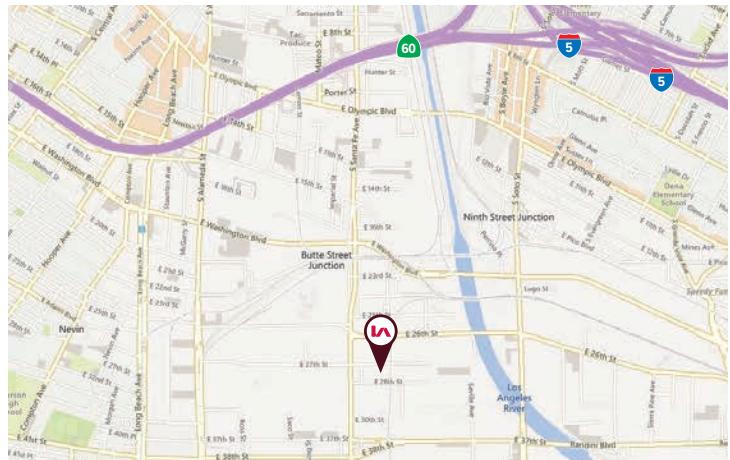
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

2454 E 27<sup>TH</sup> ST, VERNON, CA 90058



## PROPERTY HIGHLIGHTS

- Prime North Vernon Location (1.56 Miles from Arts District)
- Excellent Access to 10, 5 & 60 Freeways
- 16' - 20' Clearance
- Six (6) Dock High Loading Positions
- 65' Truck Well
- Power: 400A @ 240/480V
- Tilt Wall Construction
- 21 Car Parking Spaces
- ±4,836 SF of Office Space



**ASKING RATE**

\$1.00/PSF Gross (\$54,340/mo)

FOR MORE INFORMATION, PLEASE CONTACT

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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. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.

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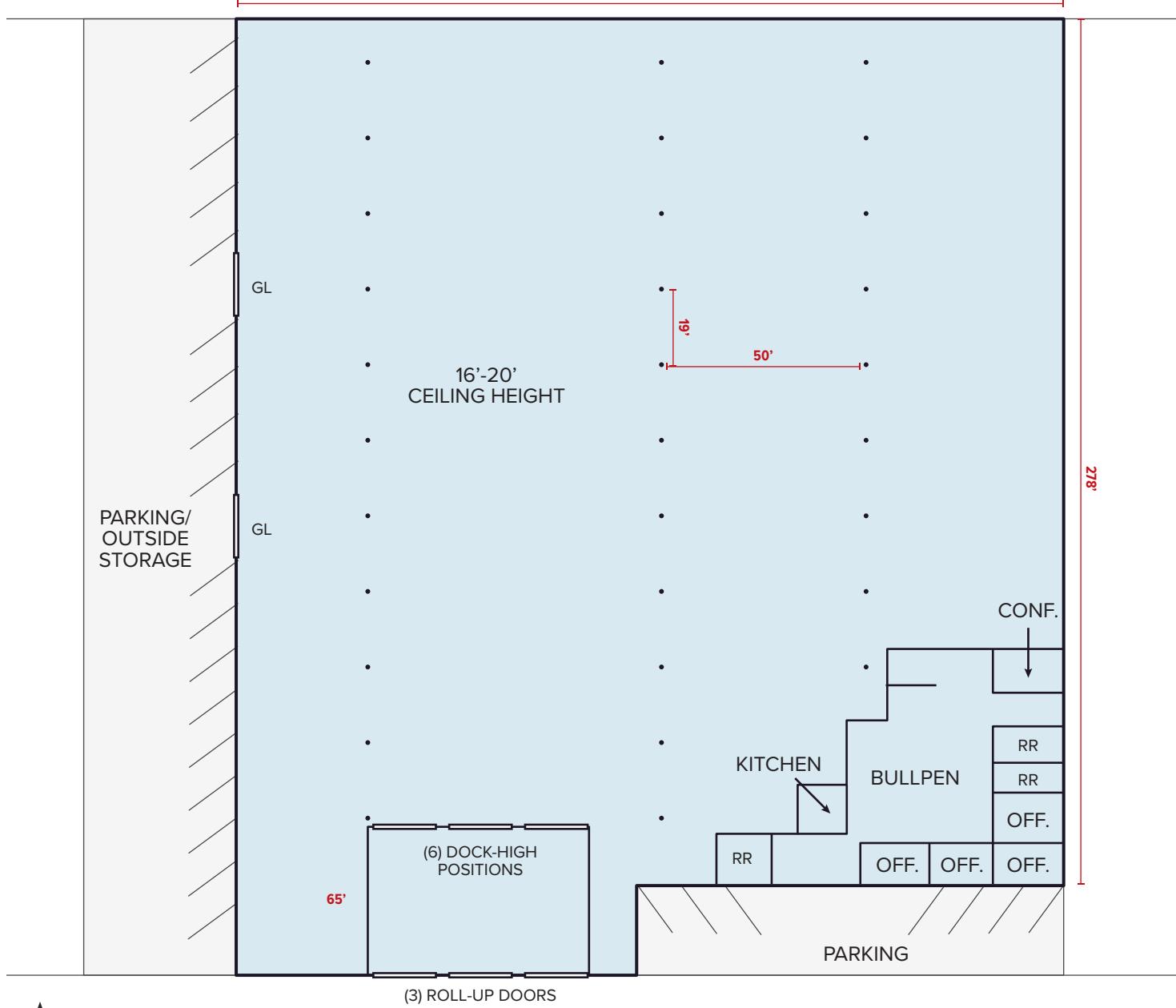
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## PROPERTY SITE PLAN

E 28<sup>TH</sup> ST

200'



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

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