

FOR SUBLEASE

5370 Boyle Avenue
Vernon, CA



PROPERTY HIGHLIGHTS

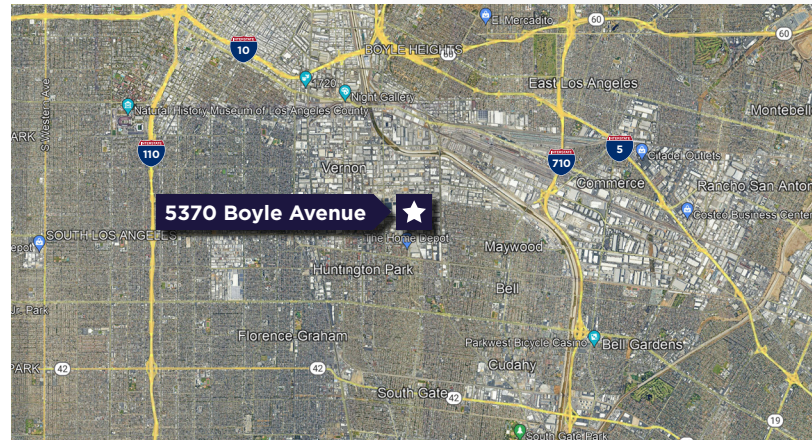
Ideal Overflow Space with Flexible Sizes

Class A Building

32' Clearance * ESFR Sprinklers

Sublease through 4/30/2028

Close to (710)(10) Fwy, DTLA, Ports, LAX



Lease Rate: \$1.30 Gross/sf/month

Maximum SF Possible: 95,680 SF

Minimum SF Possible: 38,272 SF

Prop Lot Size: Part of Larger

Term: 4/30/2028

Yard: Shared/Fenced

Sprinklered: ESFR

Clear Height: 32'

GL Doors/Dim: 3

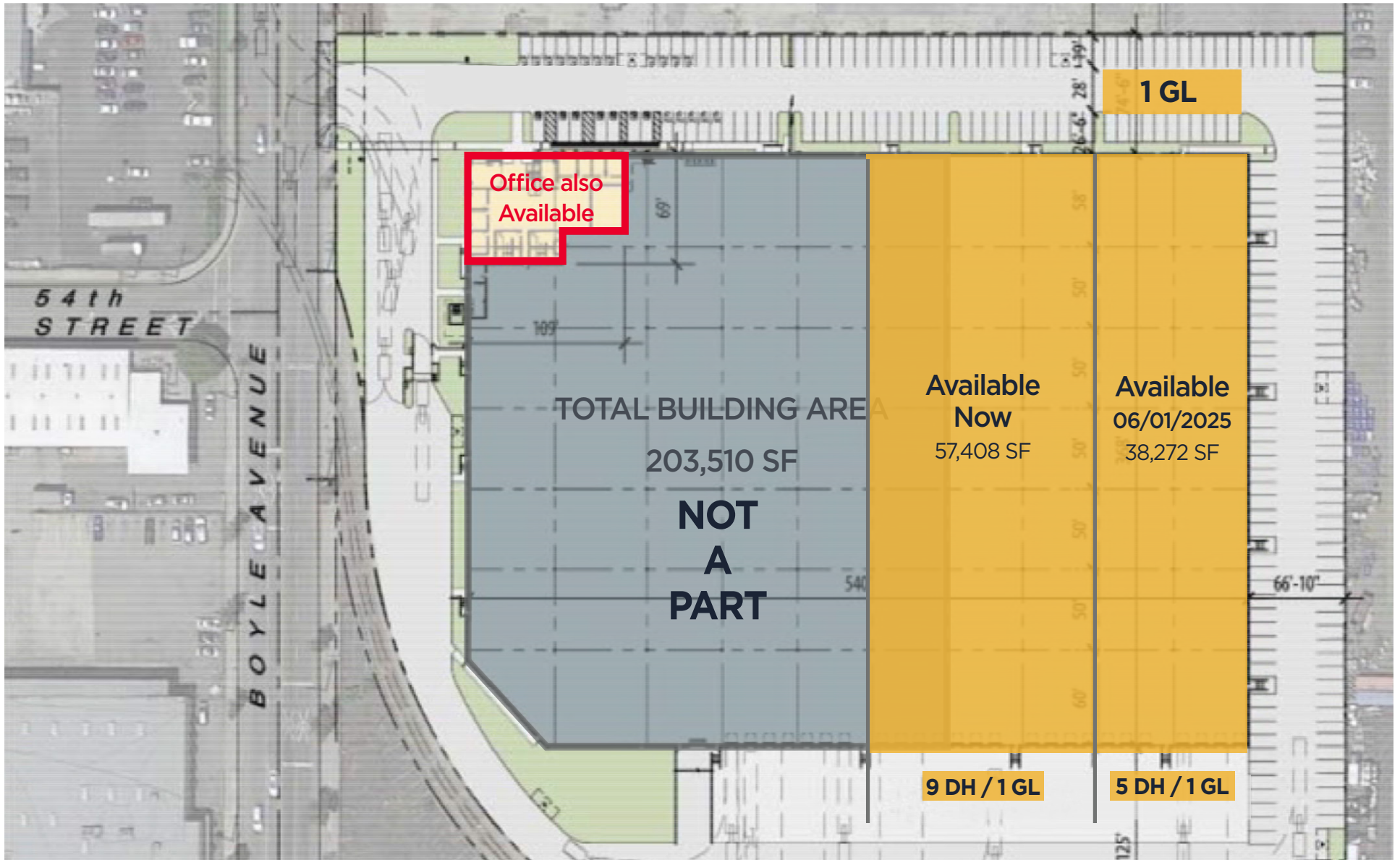
DH Doors/Dim: 14

Construction Type: TILT UP

Const Status/Year Blt: Existing/2017

Specific Use: Warehouse/Distribution

SITE PLAN



DRIVING DISTANCES

3 MILES

710 FREEWAY ACCESS

4.5 MILES

110 FREEWAY ACCESS

7.5 MILES

DOWNTOWN LOS ANGELES

14 MILES

405 FREEWAY ACCESS

18 MILES

LOS ANGELES INTL. AIRPORT

20 MILES

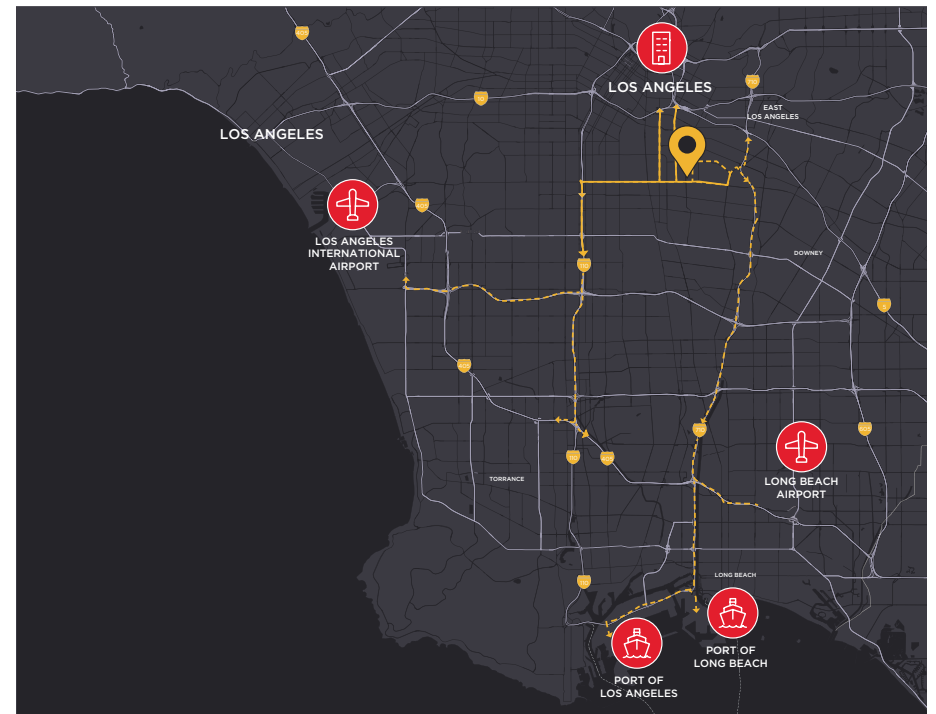
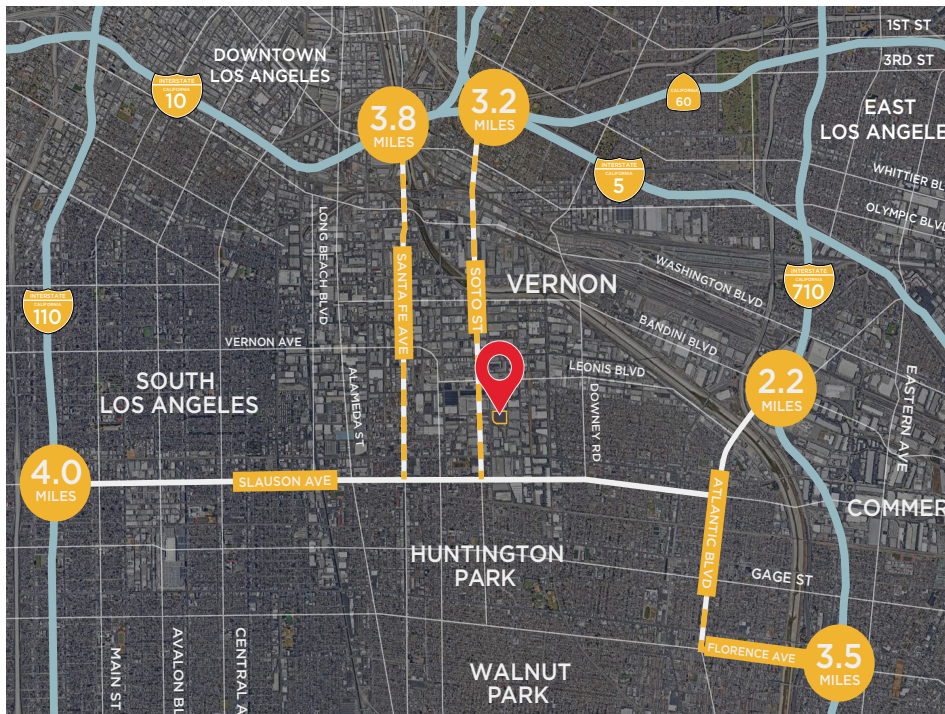
LONG BEACH AIRPORT

23.5 MILES

PORT OF LOS ANGELES

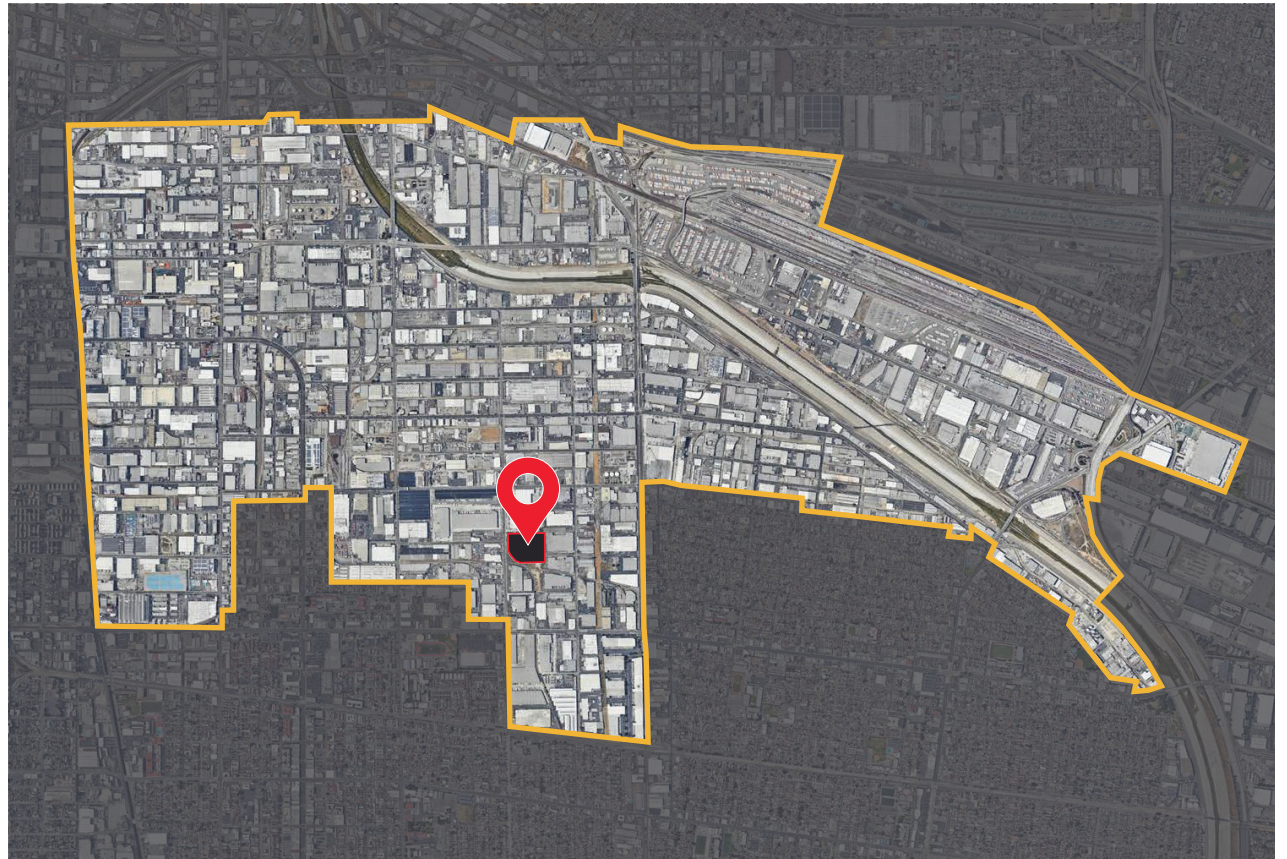
PORT OF LONG BEACH

FREEWAY ACCESS



WHY VERNON?

DISCOVER VERNON'S BUSINESS- FRIENDLY COMPETITIVE ADVANTAGES



STRATEGIC LOCATION & ACCESS



FINANCIAL INCENTIVES



COST & TIME EFFICIENCY



EXCEPTIONAL CITY SERVICES

RADIUS MAP



CONTACT

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