

**4170** **BANDINI BLVD.**  
Vernon, CA 90058



## **FOR LEASE**

**60,000 SF**  
**9 DOCK HIGH SPOTS**  
**24' CLEAR**

# **BANDINI**

**DISTRIBUTION CENTER**  
VERNON, CA



## **MAJOR PROJECT UPGRADE COMPLETE**

**Newly Painted Exterior | New Enhanced Exterior Lighting | New Asphalt Overlay**

**ERIC REAVIS, SIOR**

**01216423**

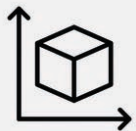
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# 01

## Building Highlights



**60,000 SF**  
AVAILABLE SF



**9 DOCK HIGH SPOTS**  
W/ LOAD LEVELERS



**24' CLEARANCE**



**GROUND LEVEL**  
ACCESS VIA RAMP



**.33/3000**  
CALCULATED FIRE SPRINKLERS



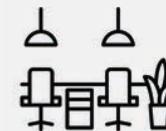
**LED LIGHTING**  
W/ MOTION SENSORS



**SKYLIGHTS**



**800 AMPS, 3-PHASE**  
ELECTRICAL SERVICE



**2,400 SF**  
MODERN OFFICES



**FRONT UNIT**  
W/ OUTSTANDING EXPOSURE

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# 02

## Specs

UNIT SIZE	60,000 SF
LAND SIZE	POL
CONSTRUCTION	CONCRETE TILT-UP
ZONING	I VE
OFFICE SIZE	2,400 SF
DOCK HIGH POSITIONS	9
GROUND LEVEL DOORS	1 (VIA RAMP)
FIRE SPRINKLERS	YES - .33/3000
LIGHTING	LED WITH MOTION SENSORS
SKYLIGHTS	YES
FOIL INSULATION	YES
LEASE RATE	\$1.25 PSF IG
CAM	-0- (INCLUDED IN BASE RENT*)
*TENANT RESPONSIBLE FOR VERNON PARCEL TAX + INCREASES OVER BASE YEAR CAM	
OCCUPANCY	APRIL 1, 2026



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# 03

## Location Highlights

1/2 MILE TO **I-710 FREEWAY**

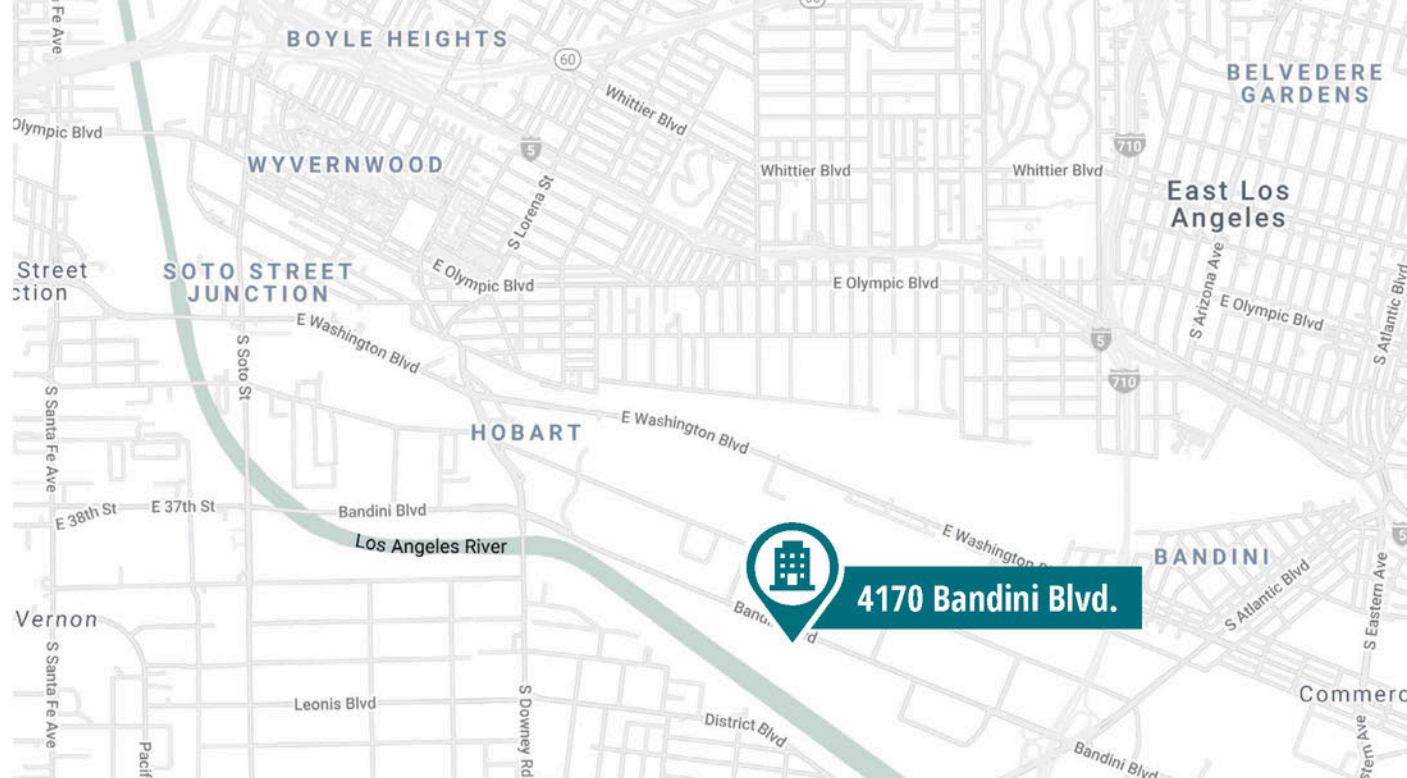
2 MILES TO **I-5 FREEWAY**

3 MILES TO **EAST LA FREEWAY INTERCHANGE**

5 MINUTES TO **ARTS DISTRICT RESTAURANTS & AMENITIES**

QUICK & EASY ACCESS TO **DTLA**

IDEAL LAST MILE LOCATION WITH  
POPULATION OF **1 MILLION**  
**WITHIN 5 MILES**



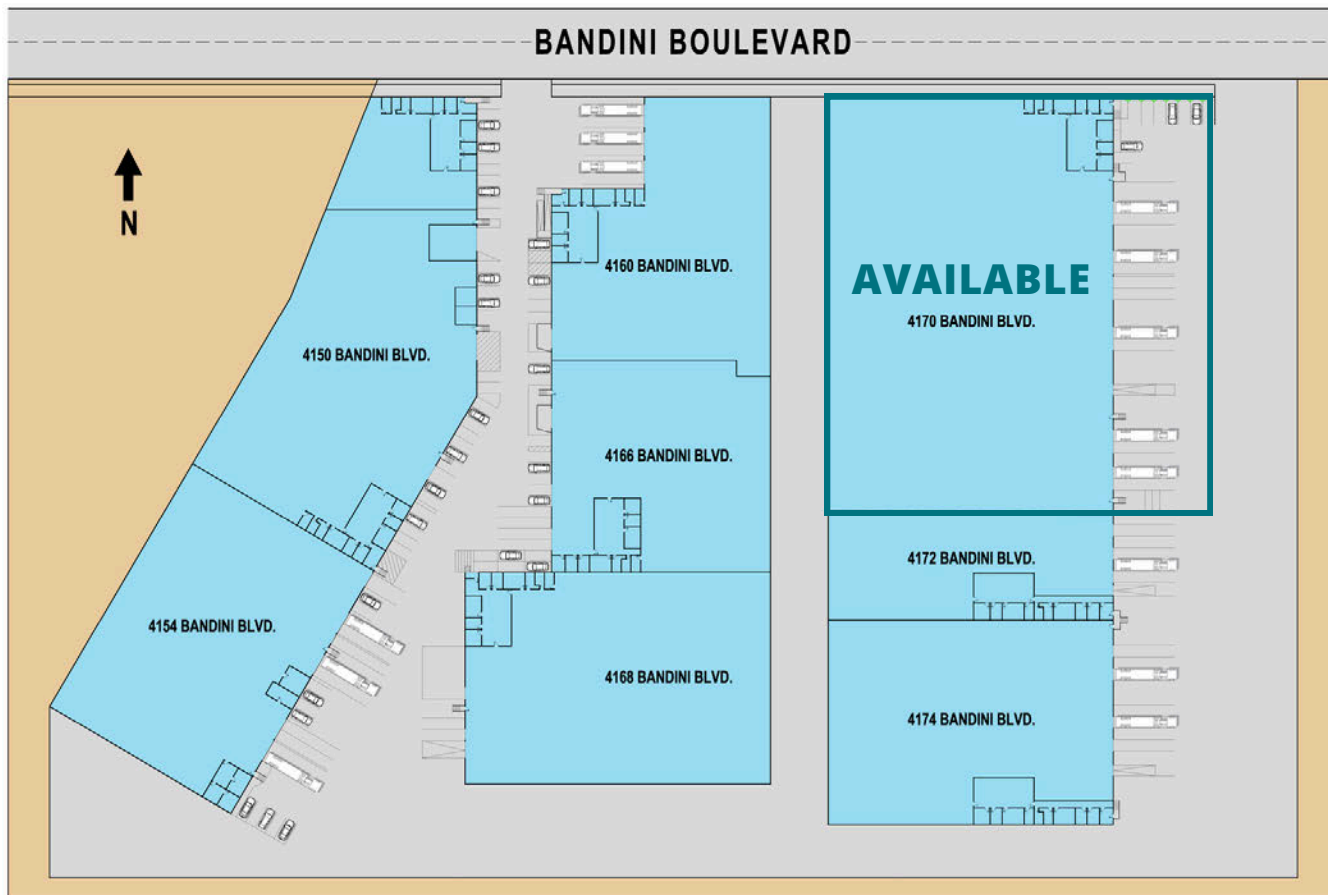
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# 04

## Property Site Plan

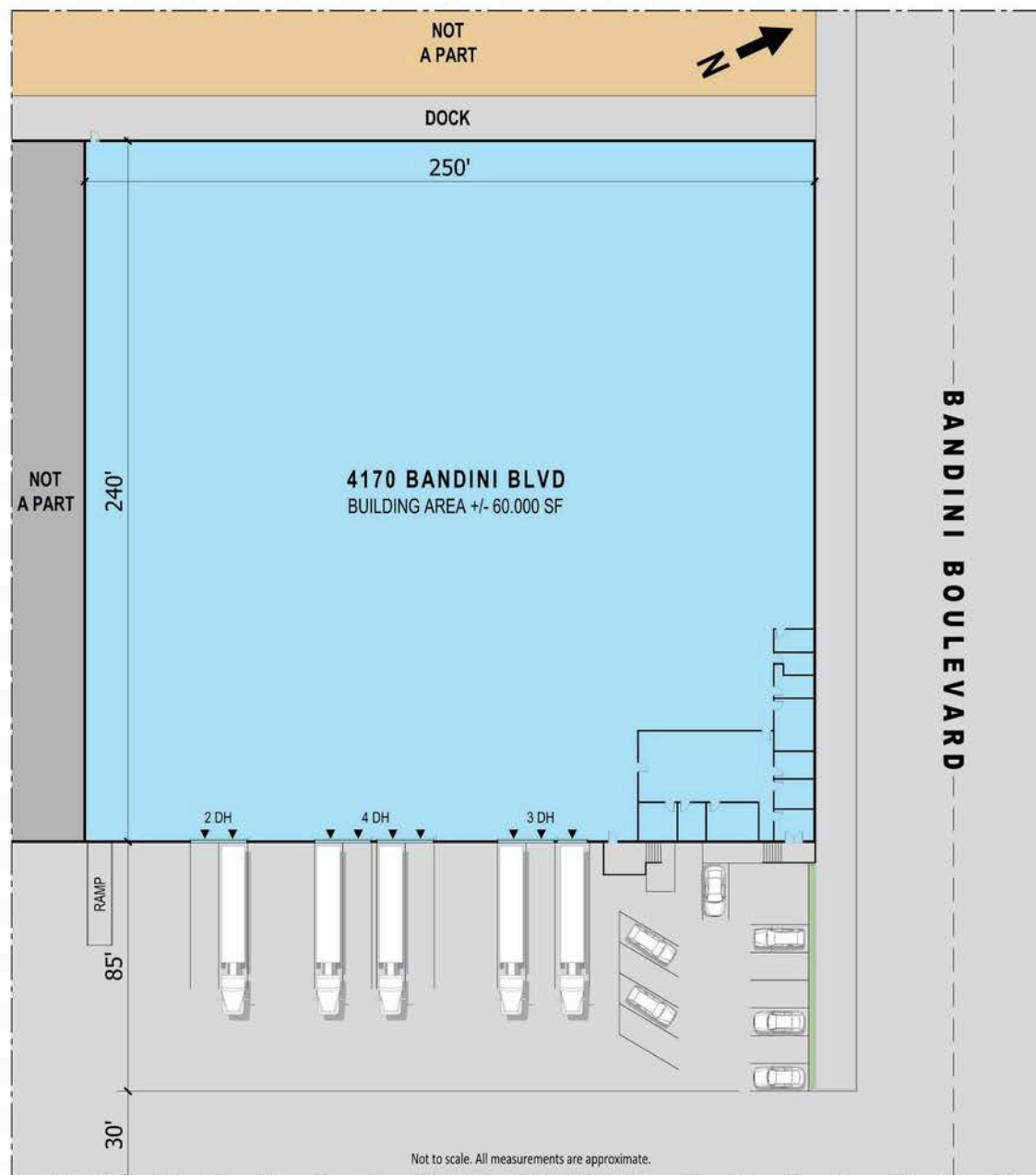


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# 05

## Unit Floor Plan







# 06

## Photos



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# 06

## Photos



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