

**S. D. HERMAN CO.**1201 South Olive Street, Los Angeles, California 90015
Tel (213) 747-6531 Fax (213) 747-4305
www.sdherman.com LIC #01431091

S.D. Herman Company

1201 S Olive Street Los Angeles, CA 90015 | 213-747-6531

Available SF 27,744 SF

Industrial For Lease

Building Size 52,760 SF

**Address:**

4200 Charter St, Vernon, CA 90058

Cross Streets:

Charter St/S Downey Rd

Great Corner Location with Downey Road Frontage
Fully Sprinklered CTU Building
9 Dock High Positions & 1 Drive-In Ramp
A/C & Heated Offices - Skylights
400 Amp 120/208 V 3 Ph - 12 Car Parking

Lease Rate/Mo: \$30,520
Lease Rate/SF: \$1.10
Lease Type: Gross
Available SF: 27,744 SF
Minimum SF: 27,744 SF
Prop Lot Size: POL
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$66,483 / 2024
Yard: No
Zoning: VEM

Sprinklered: No
Clear Height: 17'
GL Doors/Dim: 1 / Ramp
DH Doors/Dim: 4 / 20'x10'
A: 400 V: 120/208 O: 3 W:
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1963
Whse HVAC: No
Parking Spaces: 12 / **Ratio:** 0.4:1
Rail Service: Yes
Specific Use: Warehouse/Distribution

Office SF / #: 2,000 SF / 4
Restrooms: 3
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Commerce/Vernon
APN#: 6304-021-024

Listing Company: S.D. Herman Company**Agents:** [Gary Herman, Jr. 213-747-6531](#), [Gary Herman, Sr. 213-747-6531](#), [Greg Herman 213-747-6531](#)**Listing #:** 42404587**Listing Date:** 04/17/2025**FTCF:** CB000N000S000/A0AA**Notes:** Call brokers for commission information. Lessee to verify all information. All measurements are approximate.**S. D. HERMAN CO.**
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www.sdherman.com LIC #01431091**Gary Herman, Jr.**
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