

Available SF 25,500 SF

Industrial For Lease

Building Size 57,180 SF



Address: 2485 E Vernon Ave, Vernon, CA 90058
Cross Streets: S Santa Fe Ave/E Vernon Ave

Low-Low Cost Second Floor Space
 Great Vernon Location
 Used Many Years For Garment Manufacturing
 Fully Sprinklered, Great Natural Light
 Located 1/2 Block East of Santa Fe Ave
 Bus Stops - Vernon City Hall

Lease Rate/Mo: \$9,945
Lease Rate/SF: \$0.39
Lease Type: Gross
Available SF: 25,500 SF
Minimum SF: 25,500 SF
Prop Lot Size: POL
Term: 3 yrs w/10% annually incrs
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced
Zoning: I

Sprinklered: Yes
Clear Height: 12'
GL Doors/Dim: 0
DH Doors/Dim: 1 / 16'x10'
A: 400 V: 240/240 O: 3 W:
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1950
Whse HVAC: No
Parking Spaces: 20 / **Ratio:** 0.8:1/
Rail Service: Yes SFRR
Specific Use: Light Industrial

Office SF / #: 929 SF / 4
Restrooms: 2
Office HVAC: None
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 30 Days
Vacant: No
To Show: Call broker
Market/Submarket: Commerce/Vernon
APN#: 6302018017

Listing Company: Dorin Realty Company
Agents: [Mark Whitman 213-627-0007](mailto:MarkWhitman@dorinrealty.com)

Listing #: 40749810

Listing Date: 07/16/2024

FTCF: CB250N000S000

Notes: 2nd floor freight access via conveyor system. All details must be verified. 10% annually increases.

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