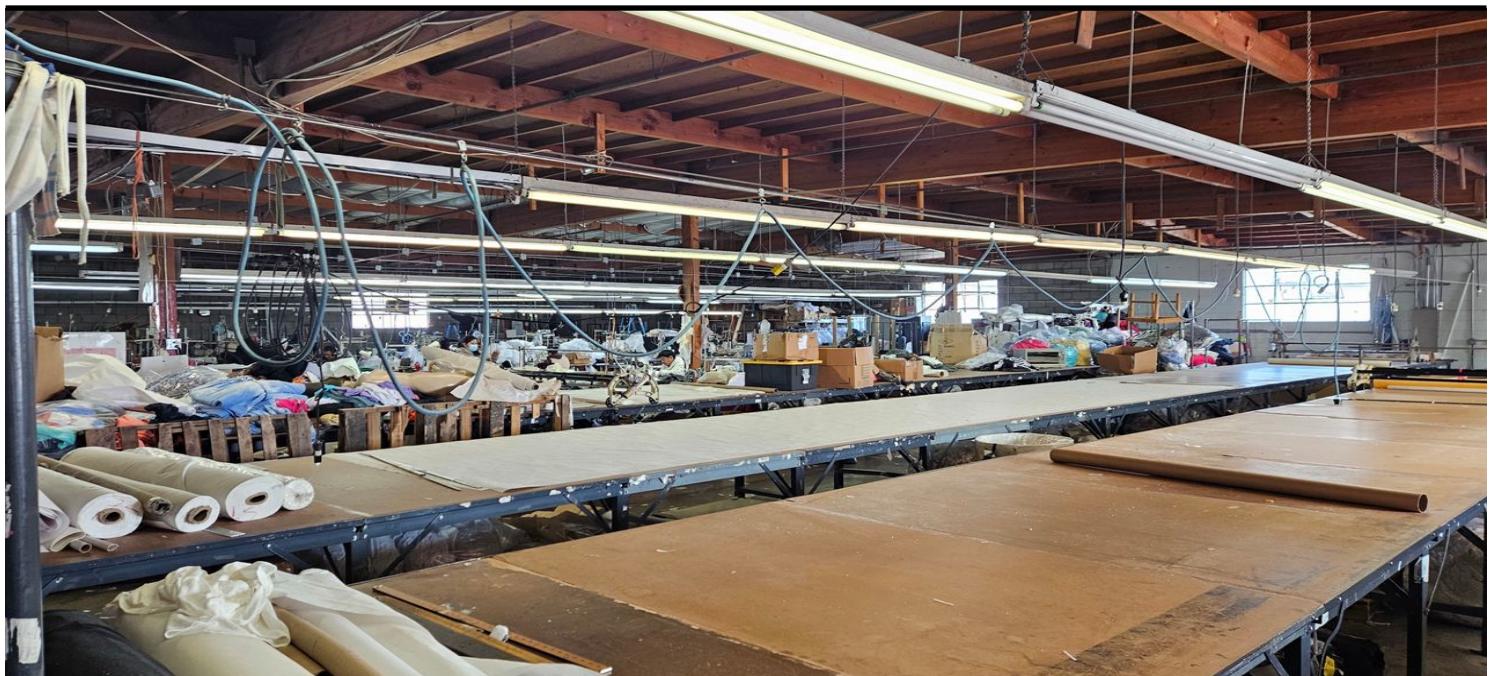


Available SF 25,500 SF

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

Lease Rate/Mo:	\$9,945	Sprinklered:	Yes	Office SF / #:	929 SF / 4
Lease Rate/SF:	\$0.39	Clear Height:	12'	Restrooms:	2
Lease Type:	Gross	GL Doors/Dim:	0	Office HVAC:	None
Available SF:	25,500 SF	DH Doors/Dim:	1 / 16'x10'	Finished Ofc Mezz:	0 SF
Minimum SF:	25,500 SF	A: 400 V: 240/240 O: 3 W:		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TIFF UP	Unfinished Mezz:	0 SF
Term:	3 yrs w/10% annually incrs	Const Status/Year Bld:	Existing / 1950	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	30 Days
Sale Price/SF:	NFS	Parking Spaces:	20 / Ratio: 0.8:1/	Vacant:	No
Taxes:		Rail Service:	Yes SFRR	To Show:	Call broker
Yard:	Fenced	Specific Use:	Light Industrial	Market/Submarket:	Commerce/Vernon
Zoning:	I			APN#:	6302018017
Listing Company:	Dorin Realty Company				
Agents:	Mark Whitman 213-627-0007				
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.				

Mark Whitman
mwhitman@dorinrealty.com
 213-627-0007

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