

# INDUSTRIAL FOR LEASE

**±34,891<sup>SF</sup> - 26' CLEAR / 4 DOCKS / PRIME LOCATION**  
**\$1.35/SF GRS / (\$47,103/MO GRS)**



**3257 E 26TH ST** VERNON | CA 90058

**REPRESENTED BY:**



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**INDUSTRIAL FOR  
LEASE**

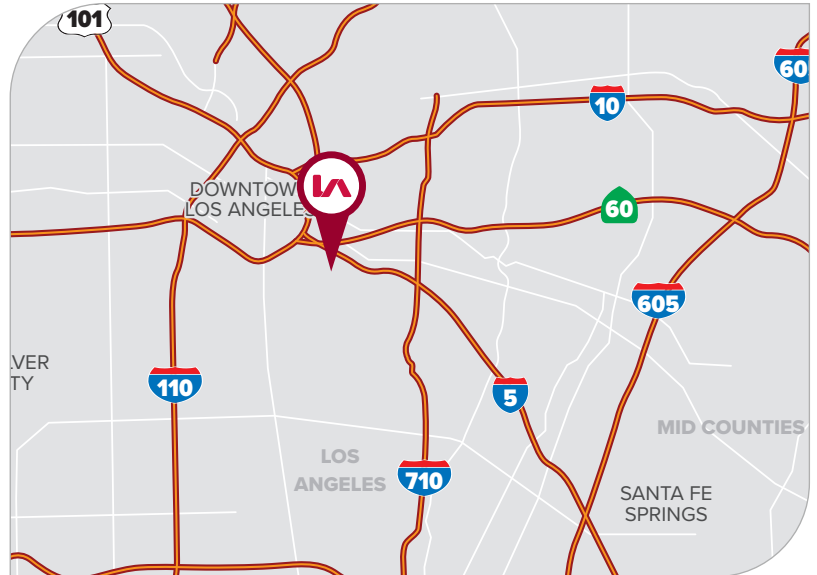
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**PROPERTY HIGHLIGHTS**

- Highly Desirable North Vernon Location
- High-Clear Industrial Warehouse (23' - 26' Clear)
- Dock-High Positions (4) & Ground-Level (2)
- Calculated Sprinkler System – (.45 / 3,000)
- Heavy Power– 1,600A @ 277/480V / 3Ph. (Verify)
- Exclusive, Fenced Storage Yard in Rear
- Multiple Floor Drains / Throughout Bldg.
- Insulated Docks w/ Pit and Edge Levelers
- Former USDA Certified Facility (2024)
- Contact Brokers for Tours



**PRICING SUMMARY**

**LEASE RATE**

**\$1.35 PSF GRS**  
(\$47,103/mo GRS)

**FOR MORE INFORMATION, PLEASE CONTACT**



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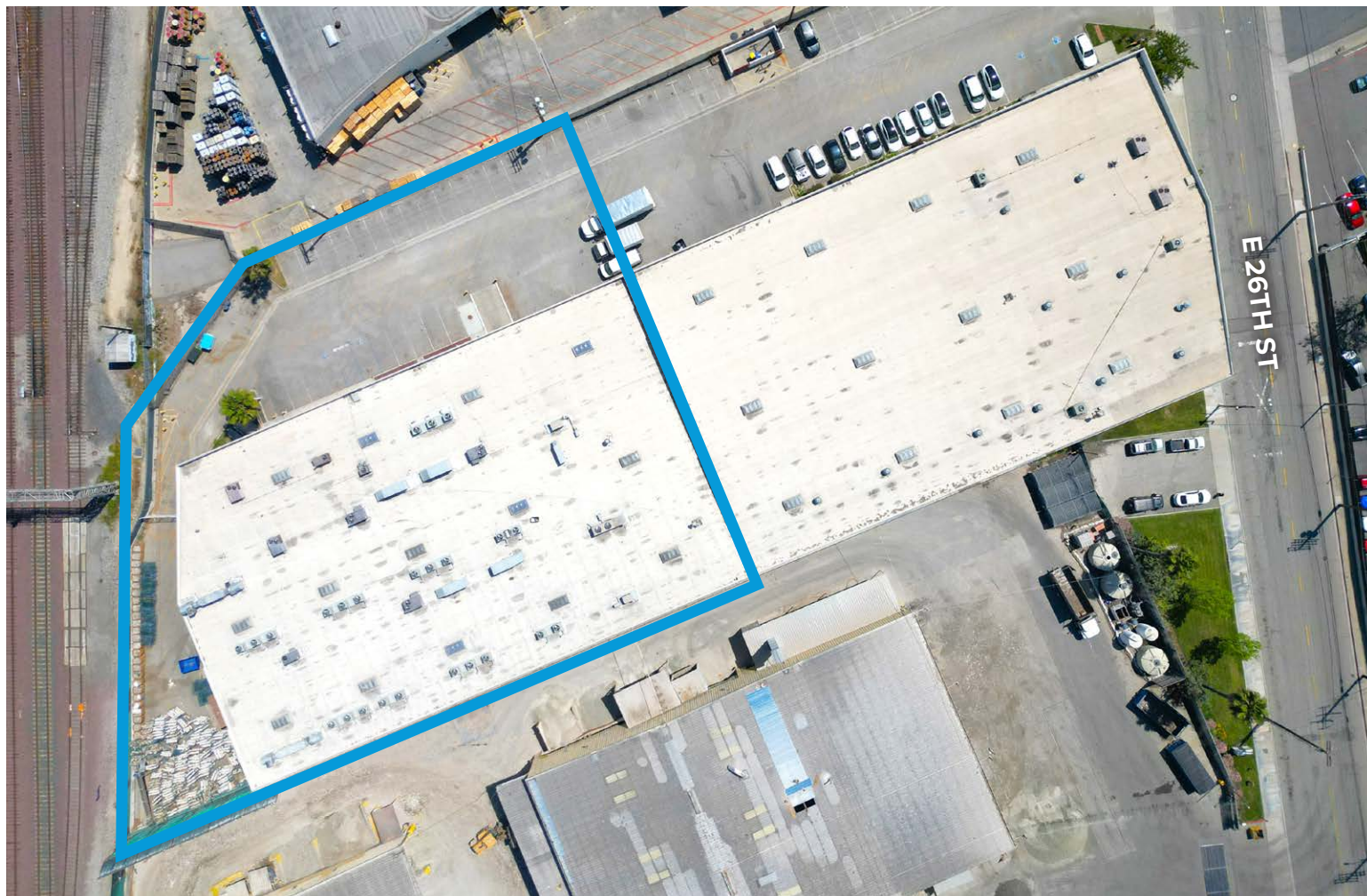
**LEE-ASSOCIATES.COM/DOWNTOWNLA**

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.



**PROPERTY SUMMARY**

<b>TOTAL UNIT SF</b>	±34,891 SF (P.O.L Bldg. - ±68,176 SF)	<b>OFFICE SF</b>	2- Story (±7,382 SF)
<b>TOTAL LAND SF</b>	"Part of Larger" (±54,000 SF - Est.)	<b>OFFICE HVAC / RR</b>	Yes / 3 R.R.
<b>CEILING HEIGHT</b>	23' - 26' Clear Height (Sloped Roof)	<b>PARKING SPACES</b>	±35 Spaces (Ratio 1:1 - Verify)
<b>DOCK HIGH DOORS</b>	4 Dock-High Positions	<b>ZONING</b>	VEM - Vernon Industrial
<b>GROUND LEVEL DOORS</b>	2 Ground-Level Doors (1-Ramp)	<b>YEAR BUILT</b>	2000 (Completion)
<b>SPRINKLERS</b>	Yes - Calculated (.45 / 3,000)	<b>CONSTRUCTION</b>	Concrete Tilt-Up
<b>POWER</b>	1,600 Amps @ 240 Volts / 3-Phase (Verify)	<b>PARCEL APN:</b>	5169-033-016 (Per Assessor)
<b>YARD</b>	Fully Fenced & Paved Yard	<b>FRONTAGE</b>	E 26th Street (±230' of Frontage)
<b>TERM LENGTH</b>	Acceptable to Ownership	<b>CROSS STREETS</b>	S Soto Street & S Downey Road



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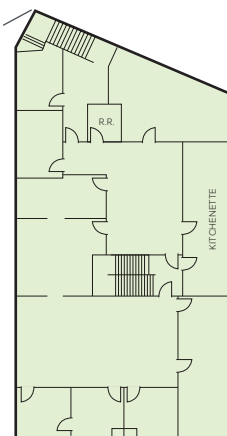
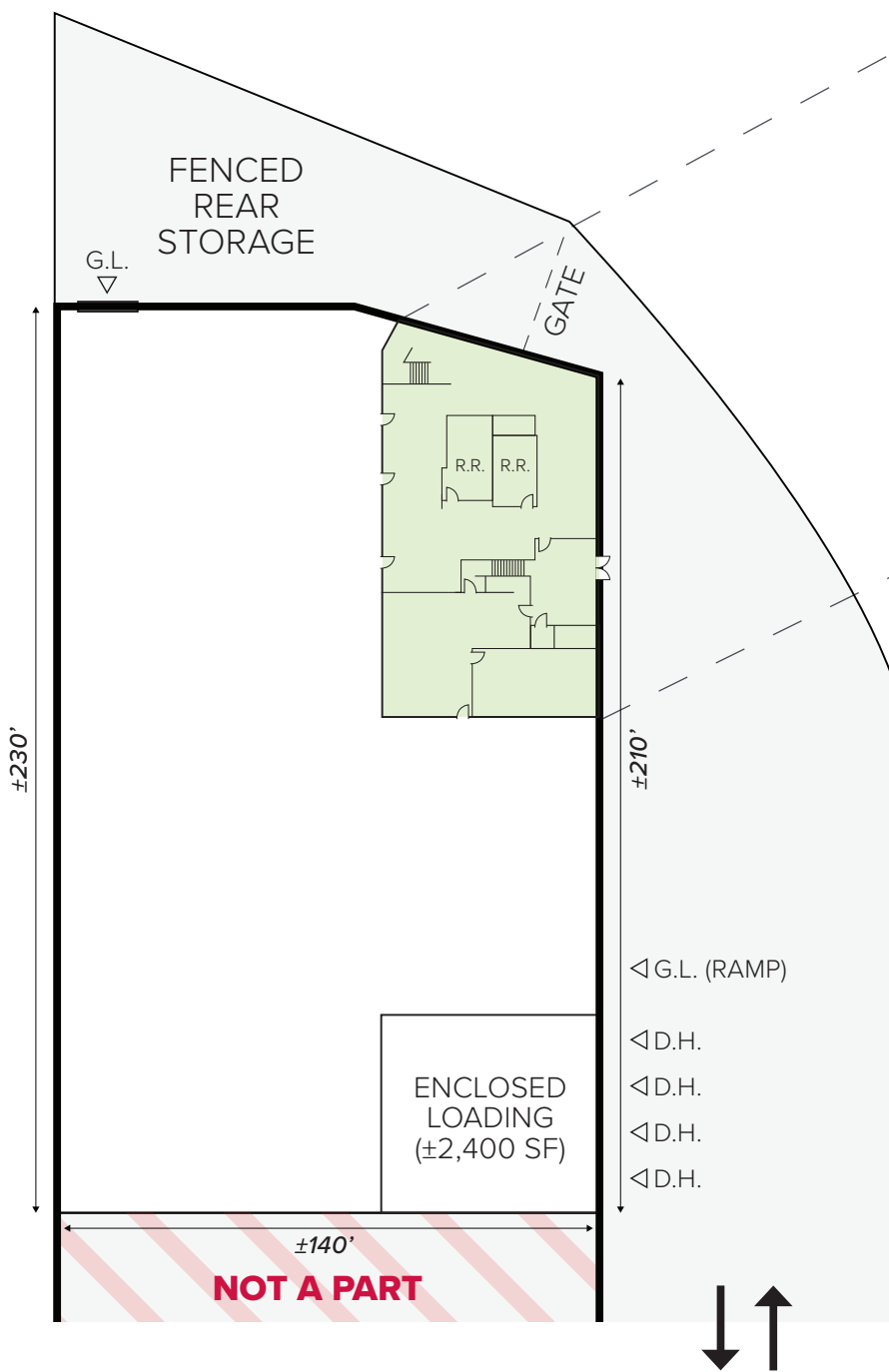
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**SITE PLAN**

**2<sup>ND</sup> FLR OFFICES**



BUILDING DETAILS	
<b>OFFICES</b>	±7,382 SF (50% Mezz.)
<b>WAREHOUSE</b>	±27,509 SF
<b>TOTAL UNIT</b>	<b>±34,891 SF</b>

- ▽ G.L. (RAMP)
- ▽ D.H.
- ▽ D.H.
- ▽ D.H.
- ▽ D.H.

\*Not to scale. Tenant to confirm all details.  
\*Existing cooler space might not be possible. Contact Broker.

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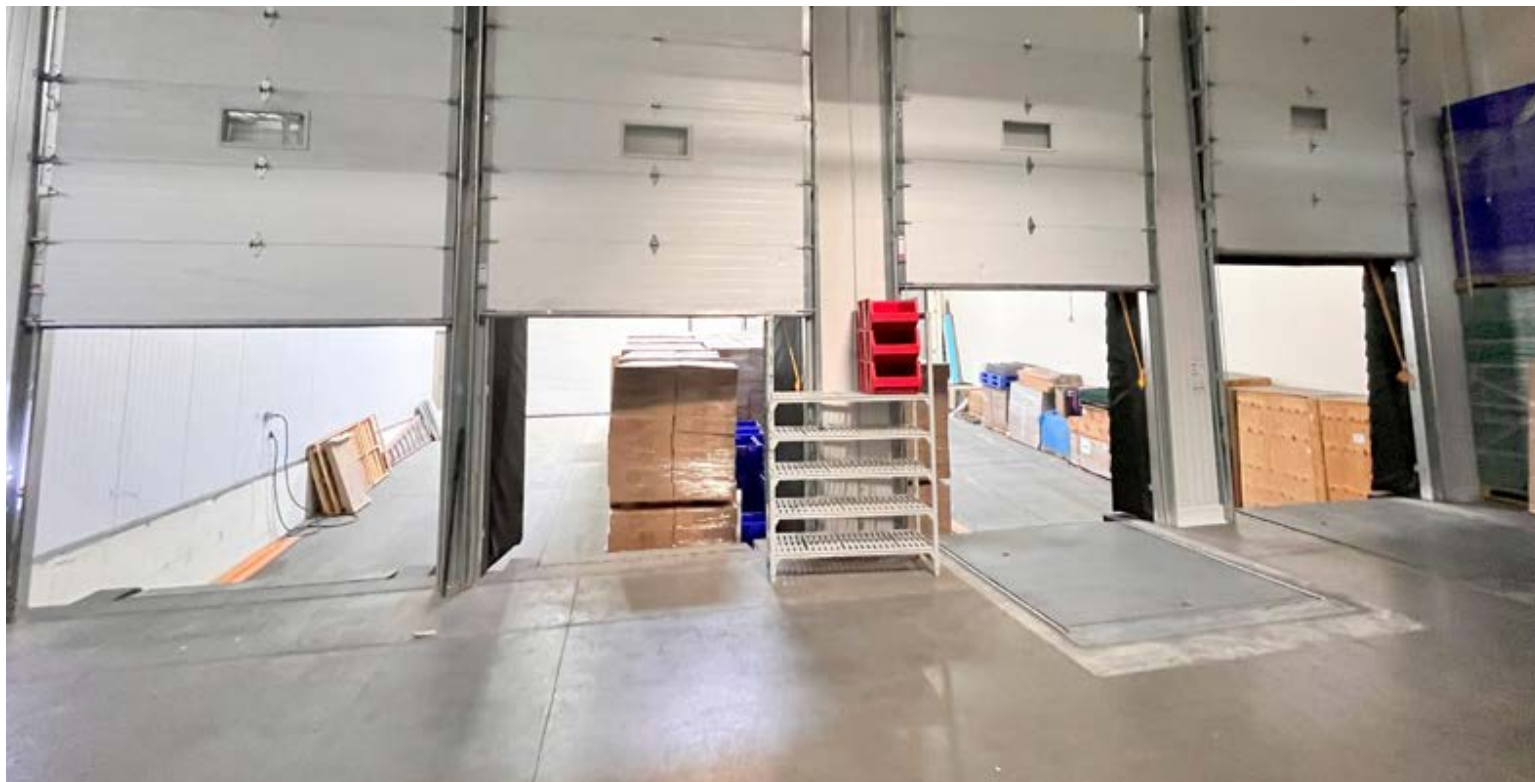




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**FIRE PROTECTION**  
A FULL SERVICE FIRE PROTECTION COMPANY  
**(800) 918-8978**

Hydrants, Suppression, Extinguishers, Hoses, Exit/Emergency Lighting, Alarm & Bells

**HYDRAULIC SYSTEM**

THIS BUILDING IS PROTECTED BY A HYDRAULICALLY DESIGNED AUTOMATIC SPRINKLER SYSTEM.

LOCATION **3257 E 26TH ST #2**

NO. OF SPRINKLERS **35**

BASIS OF DESIGN

1 DENSITY **4.5** GPM / SQ. FT.

2 DESIGNED AREA OF DISCHARGE **3600** SQ. FT.

SYSTEM DEMAND

1 GPM DISCHARGE **1470.89**

2 RESIDUAL PRESSURE AT THE BASE OF THE RISER **43.01** PSI

**ACTIVE**  
JULY 2000  
Fire Protection  
(714) 630-1288

DO NOT REMOVE BY ORDER OF THE STATE FIRE MARSHAL



**DISTRIBUTION PANEL B**

**277/480V 3PH 4WIRE 1600A**

**DISTRIBUTION 'DBA'**

**1600A 3PH 4W 277/480V**

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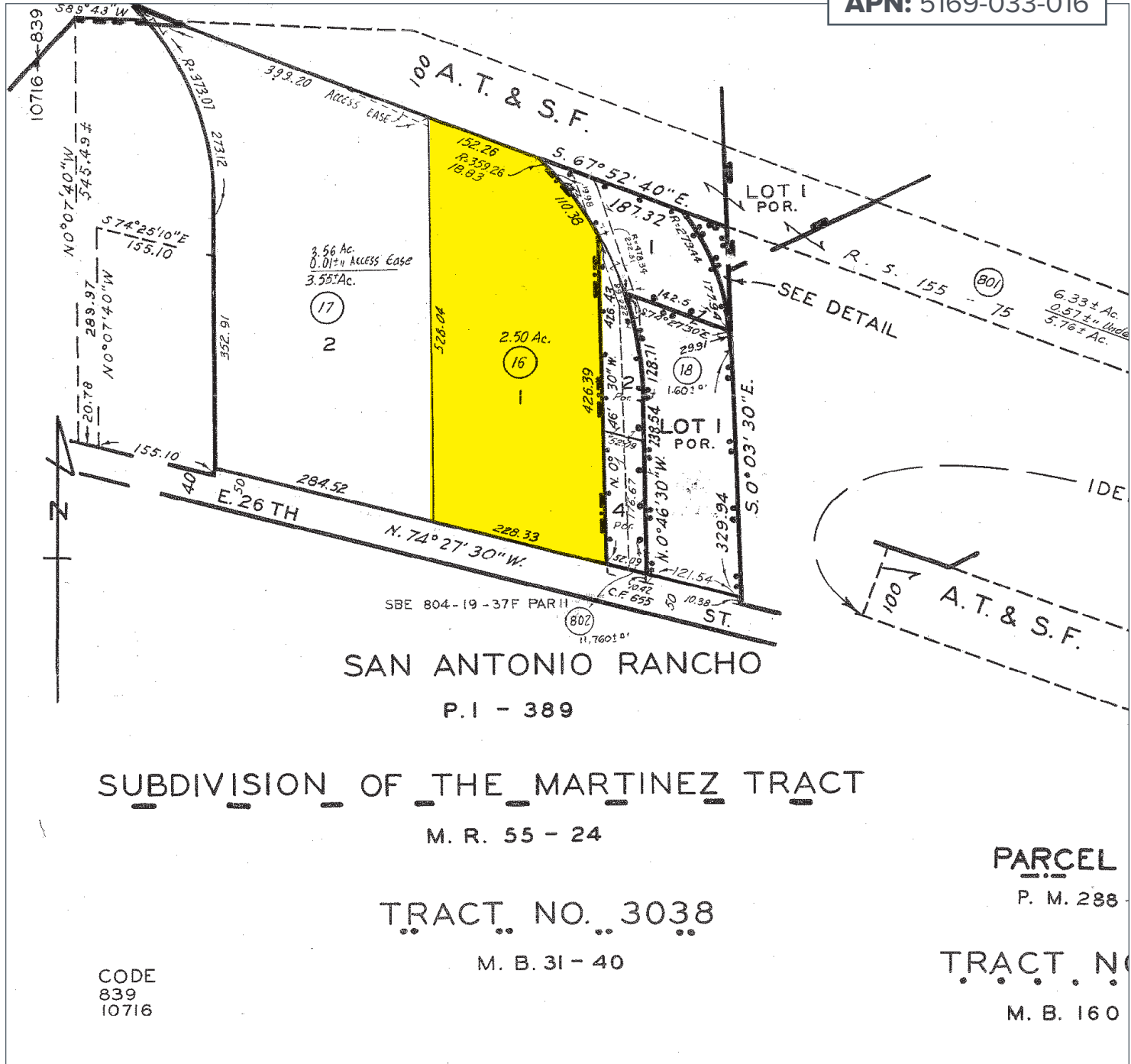
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**PARCEL MAP**

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