

FOR LEASE

±9,323 SF INDUSTRIAL BUILDING
ON ±17,399 SF OF LAND

REDUCED LEASE RATE
LEASE RATE: \$1.25/SF GROSS



3320 FRUITLAND AVE | VERNON | CA 90058

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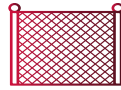
Great Central
Vernon Location



Functional
Buildings



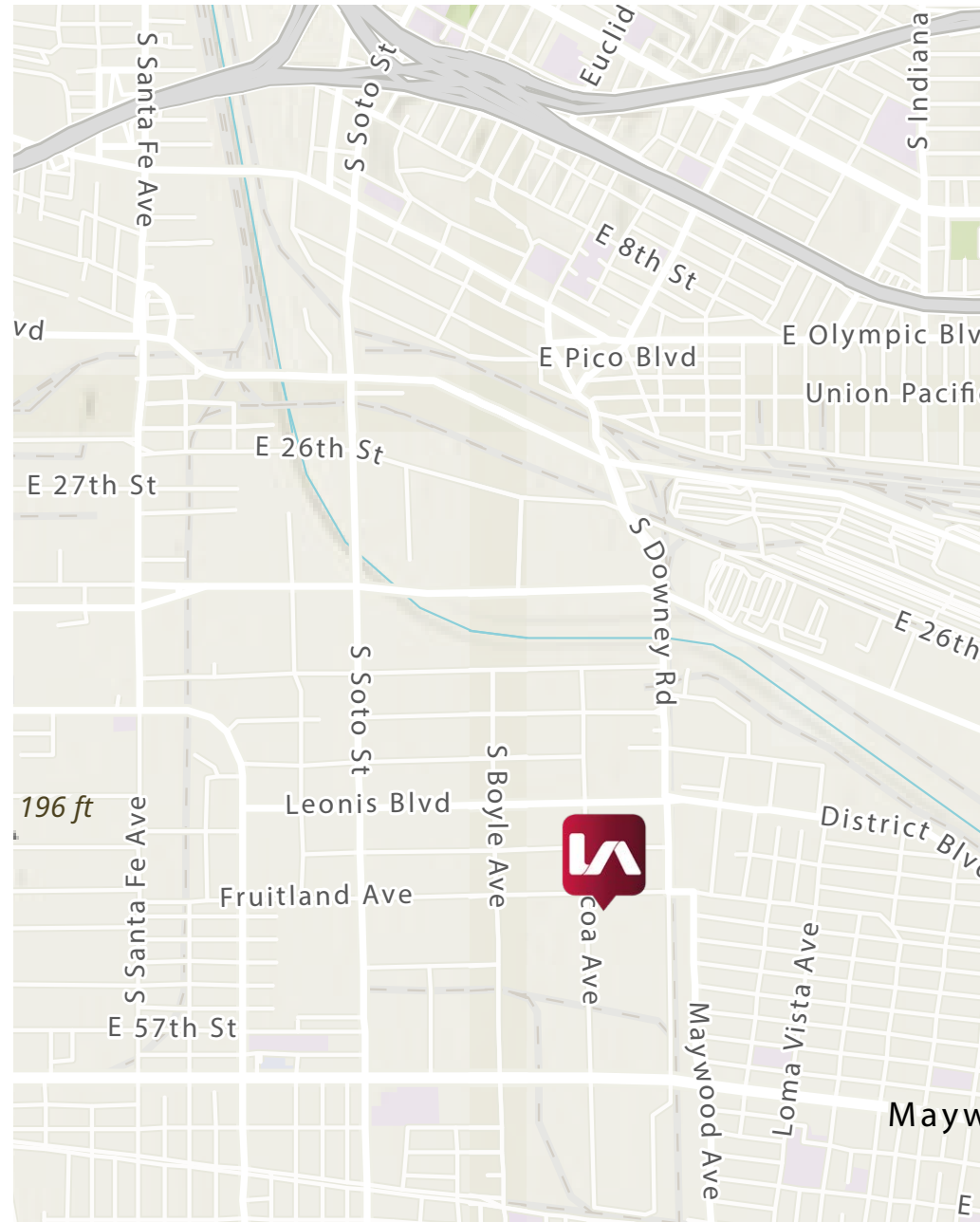
Dock High &
Ground Level
Loading



Fenced
Parking

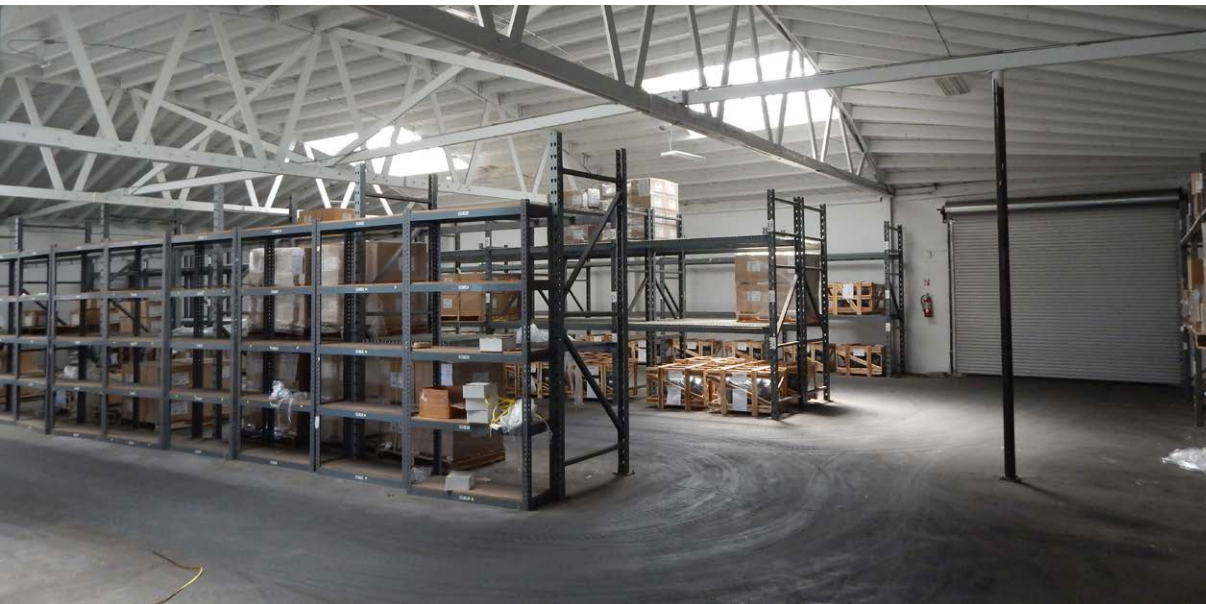
Property Information

Available SF	±9,323 SF	For Sale	No
Minimum SF	±9,323 SF	Parking Spaces	9
Clear Height	12'	Rail Service	No
Sprinklered	No	GL Doors	3 (10' x 12')
Prop Lot Size	±17,399 SF	DH Doors	1 (10' x 10')
Term	3-5 Years (w/ Annual CPI's)	Construction Type	Tilt-Wall
Yard	Fenced / Paved	Year Built	1950
Lease Type	Gross	Specific Use	Warehouse/ Distribution
Office	±580 SF / 3	Warehouse AC	No
Restrooms	2	Zoning	VEM
Possession Date	Immediate	Market/Submarket	LA Central
Vacant	Yes	APN	6310-002-016
		Power	A: 200 V: 240/120 O: 3 W: 4



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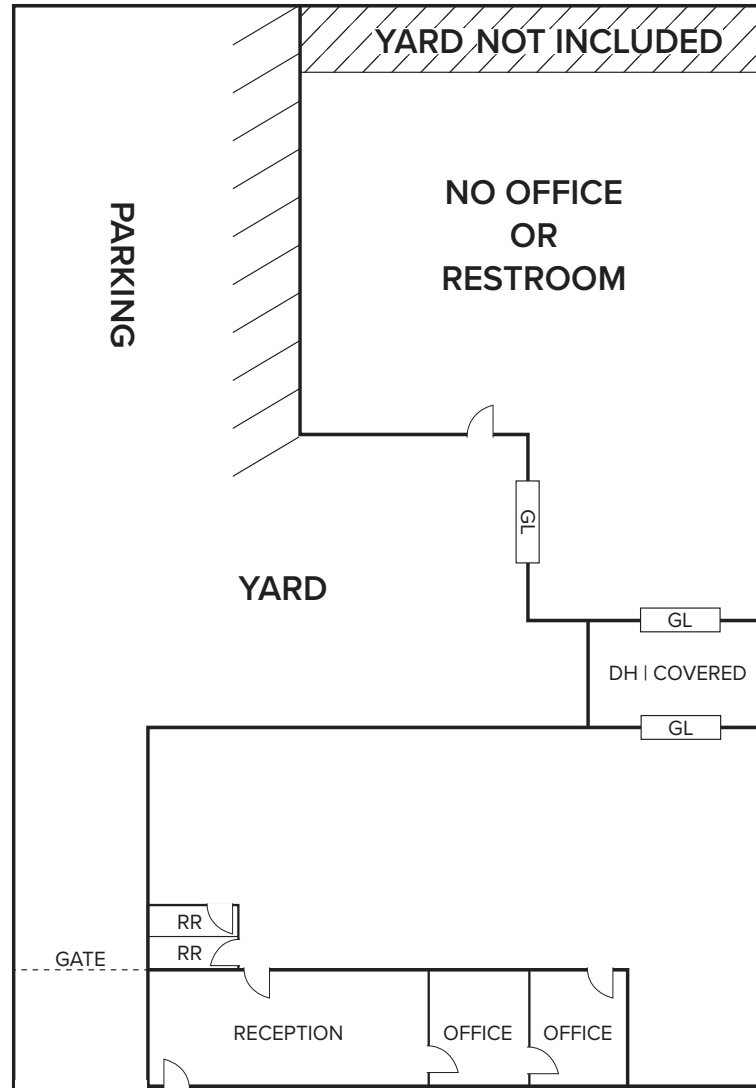
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SITE PLAN



FRUITLAND AVE



NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.