



3030 ATLANTIC BOULEVARD

VERNON, CA

FOR LEASE OR SALE
±200,683 SF
ON **±14.815 ACRES**

±6.93 ACRES
FUTURE ACCESS POSSIBLE
CALL BROKER FOR DETAILS

**±200,683 SF
AVAILABLE**

ATLANTIC BOULEVARD

NEWMARK

▶ PROPERTY VIDEO

AVAILABLE FOR LEASE OR SALE

3030 Atlantic Boulevard Vernon, CA 90058



For Lease or Sale:
±200,683 SF on ±14.815 Acres



Includes ±6.93 Acres with Future Access Possible.
Billboards Not Included As Part Of Sale. Call Broker For Details.



Highly Visible Location



Unimpeded (710) Freeway Frontage



Major Street Frontage



Freestanding Building with Private Fenced Yard and Drive Around Access



**17 Dock High Positions
4 Drive In Doors Via Ramps**



5,000 Amps Service



±24,000 SF Well Appointed Two-Story Offices



**21' Clearance
(16' Under Mezzanine)**



Immediate Freeway Access



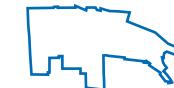
Dedicated Signalized Intersection



**Built 1960
Renovated 1994 & 2013**



Abundant Natural Light Via Skylights



**City of Vernon:
Business-Friendly Competitive Advantages**

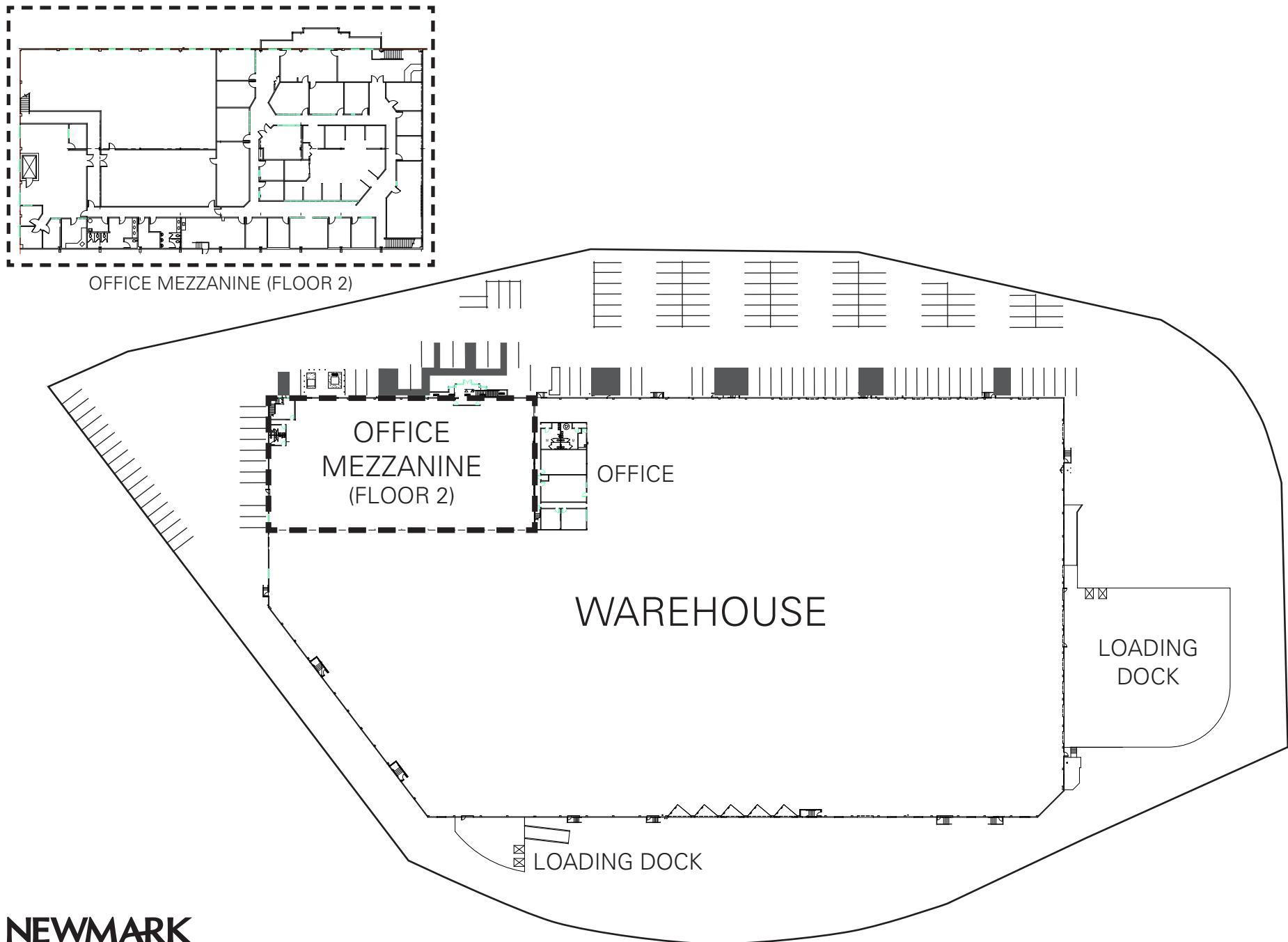


Potential Opportunity Zone Benefits

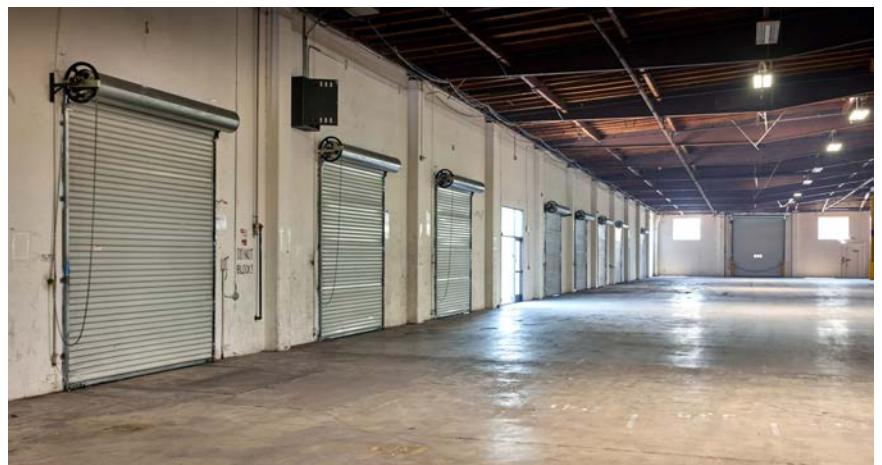
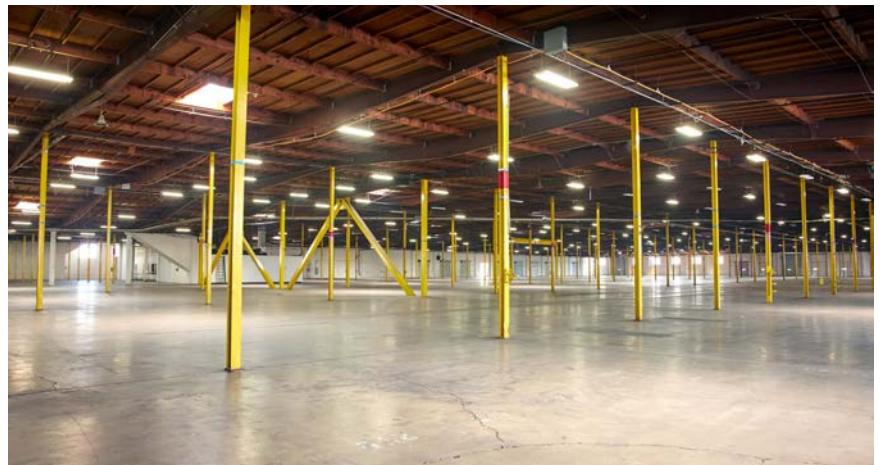
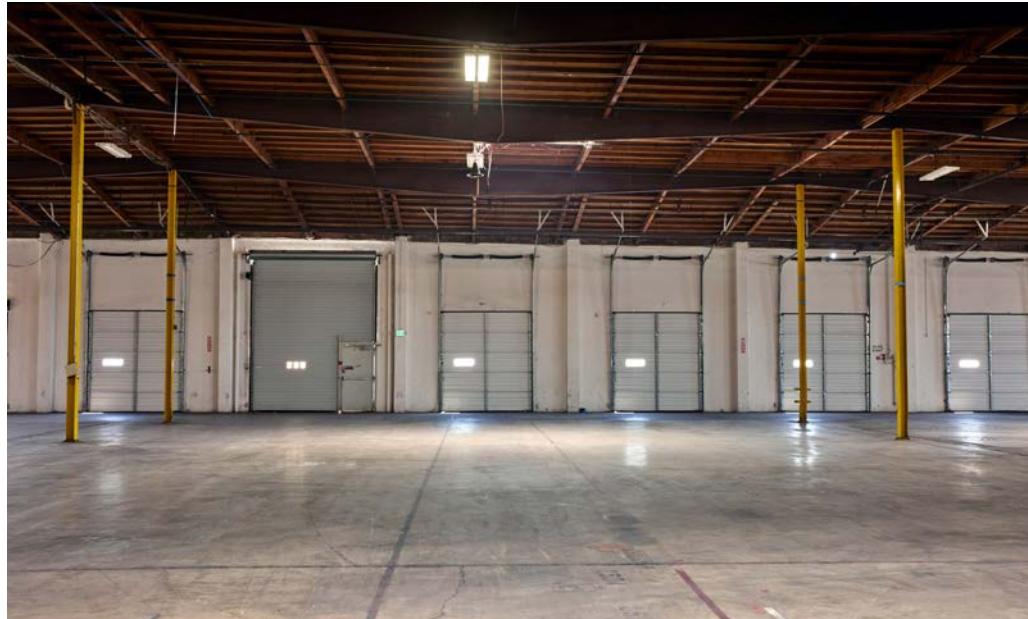
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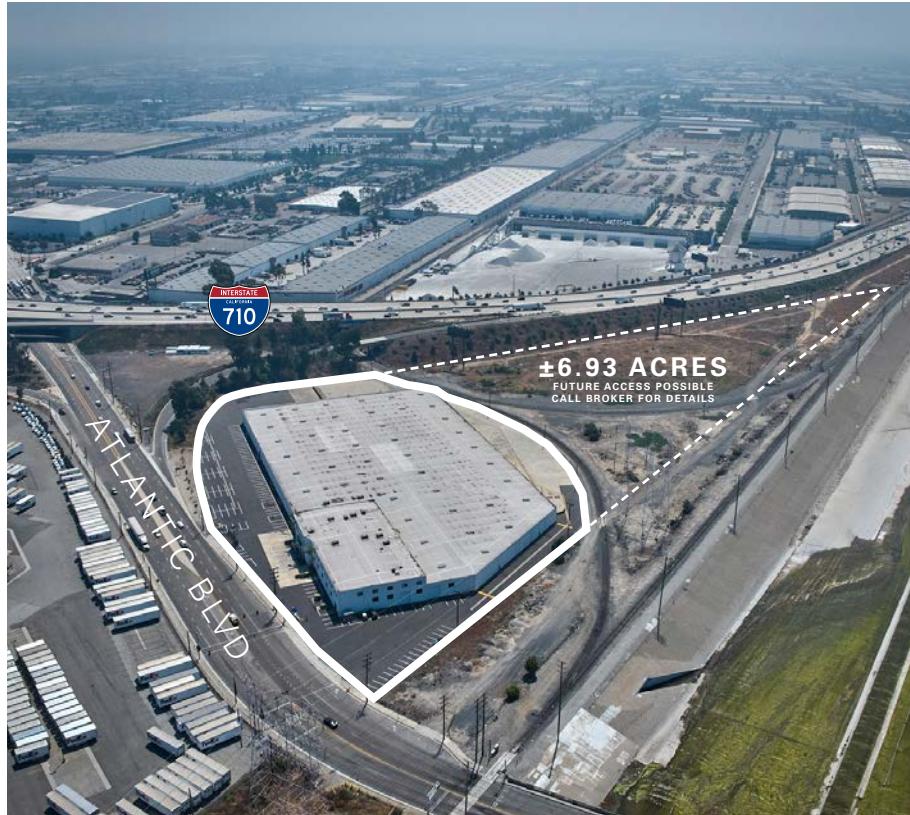


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DOWNTOWN LOS ANGELES

7 Miles

PORT OF LOS ANGELES /
PORT OF LONG BEACH

18 Miles

LOS ANGELES
INTERNATIONAL AIRPORT

21 Miles

NEWMARK



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CITY OF VERNON

DISCOVER VERNON'S BUSINESS-FRIENDLY COMPETITIVE ADVANTAGES TODAY!



STRATEGIC
LOCATION
& ACCESS



COST & TIME
EFFICIENCY



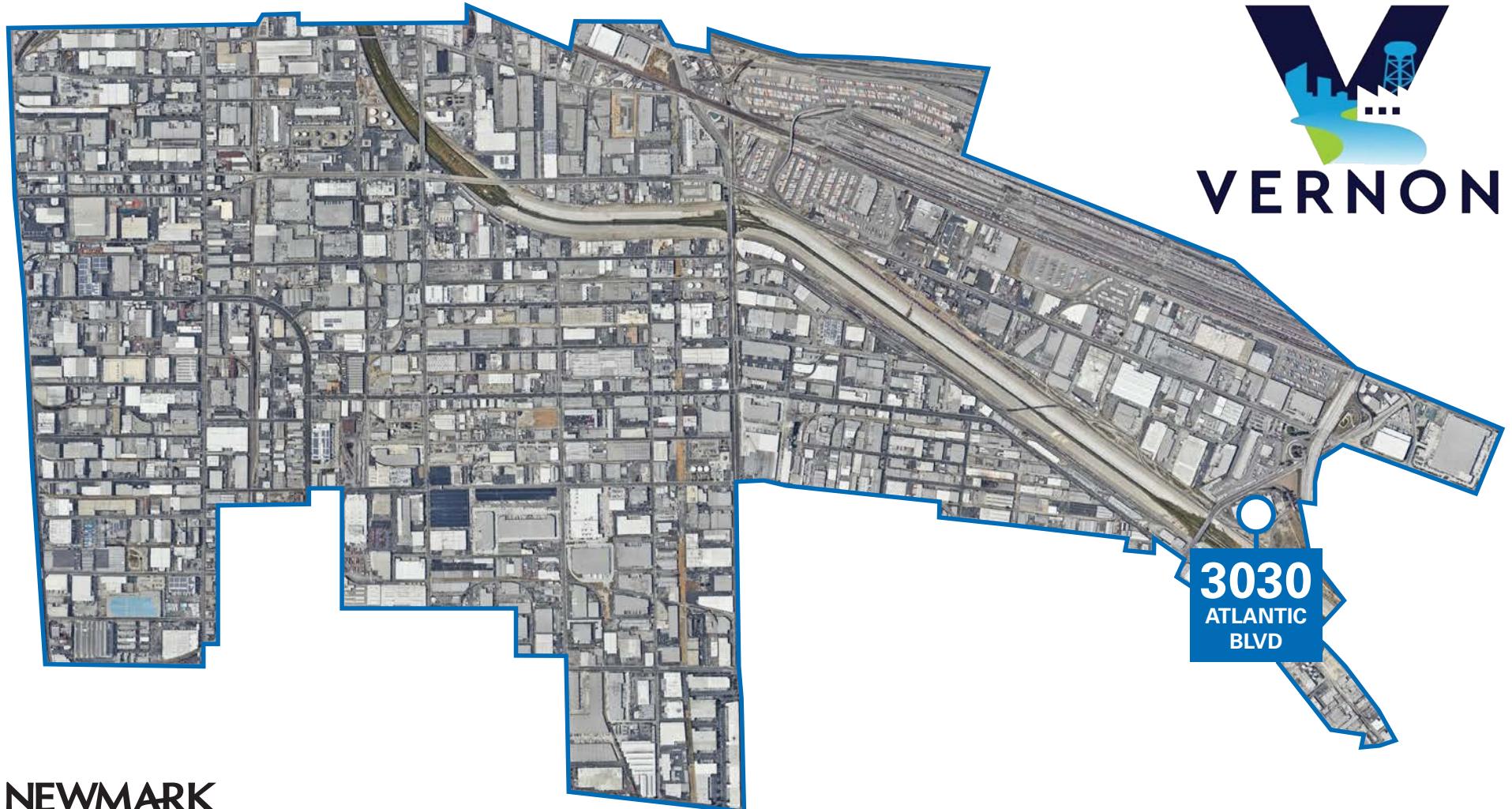
FINANCIAL
INCENTIVES



EXCEPTIONAL
CITY SERVICES



VERNON PUBLIC UTILITIES
RELIABLE ELECTRICITY AT COMPETITIVE RATES
COST EFFECTIVE NATURAL GAS
LOW COST WATER SERVICES



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3030 ATLANTIC BOULEVARD



Direct Access to
Over **14M** People
Within **50 Miles**

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