

FOR LEASE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

±70,000 Sq. Ft. Industrial Building

Clean Open Warehouse

PRICE REDUCED!

~~\$0.87~~ **\$0.79 PSF GROSS**
MOTIVATED OWNER

ADDED BONUS:
HEAVY POWER - OVER 2,000 AMP & POSSIBLY 4,000 AMPS
WATER DISCHARGE RIGHTS

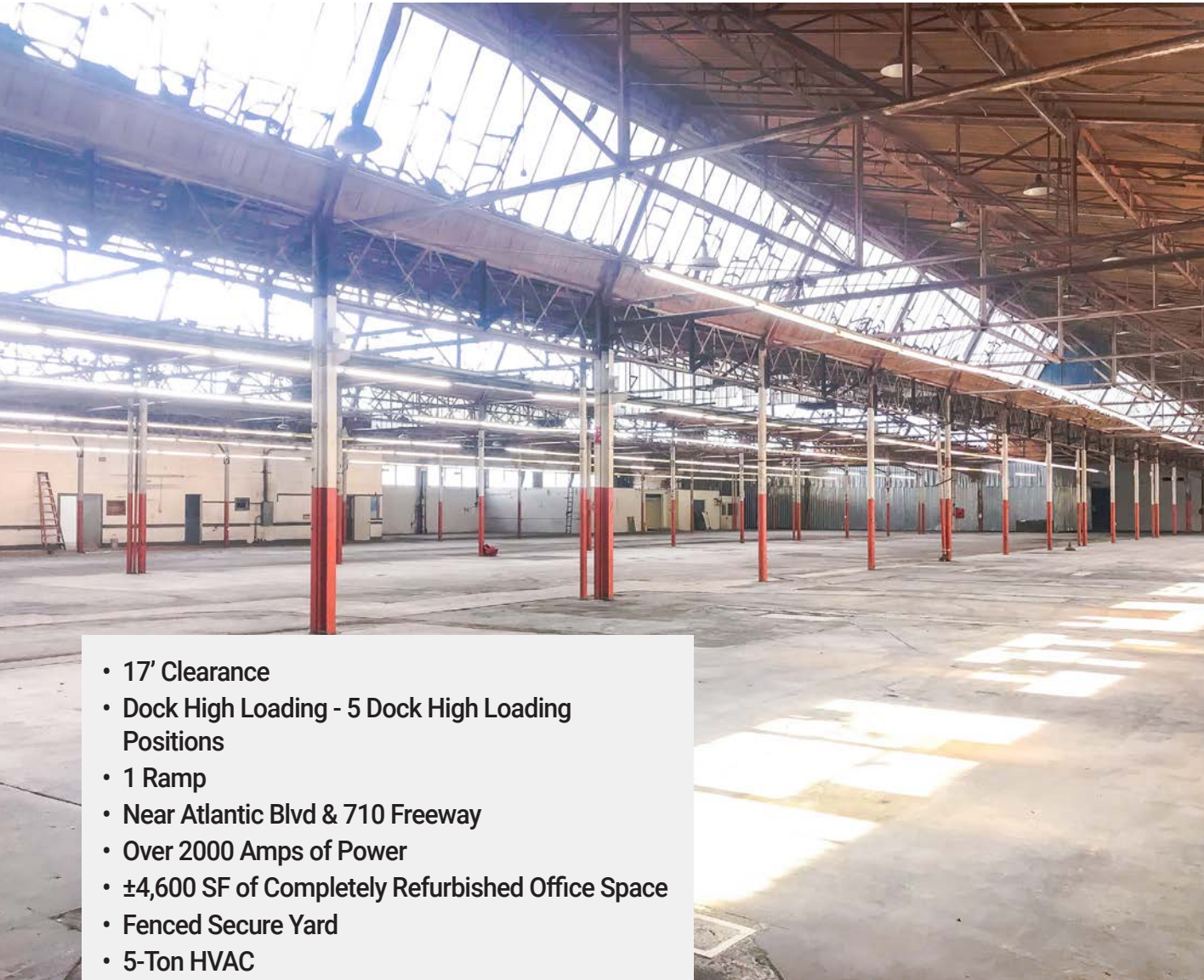


4900
E. 50th Street

Vernon, CA 90058

±70,000 SF Industrial Building For Lease

4900 E. 50th St, Vernon, CA 90058



- 17' Clearance
- Dock High Loading - 5 Dock High Loading Positions
- 1 Ramp
- Near Atlantic Blvd & 710 Freeway
- Over 2000 Amps of Power
- ±4,600 SF of Completely Refurbished Office Space
- Fenced Secure Yard
- 5-Ton HVAC
- Kitchen/Break Room



Mollie Shea Dietsch

Principal | LIC NO 00899320

mdietsch@lee-associates.com
323.767.2105

Lease Rate: \$55,300/Mo (\$0.79 PSF/Mo) GRS

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

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AVAILABLE SIZE

±70,000 SF

LAND SIZE

POL

PARCEL NUMBER

6304-011-005

PROPERTY TYPE

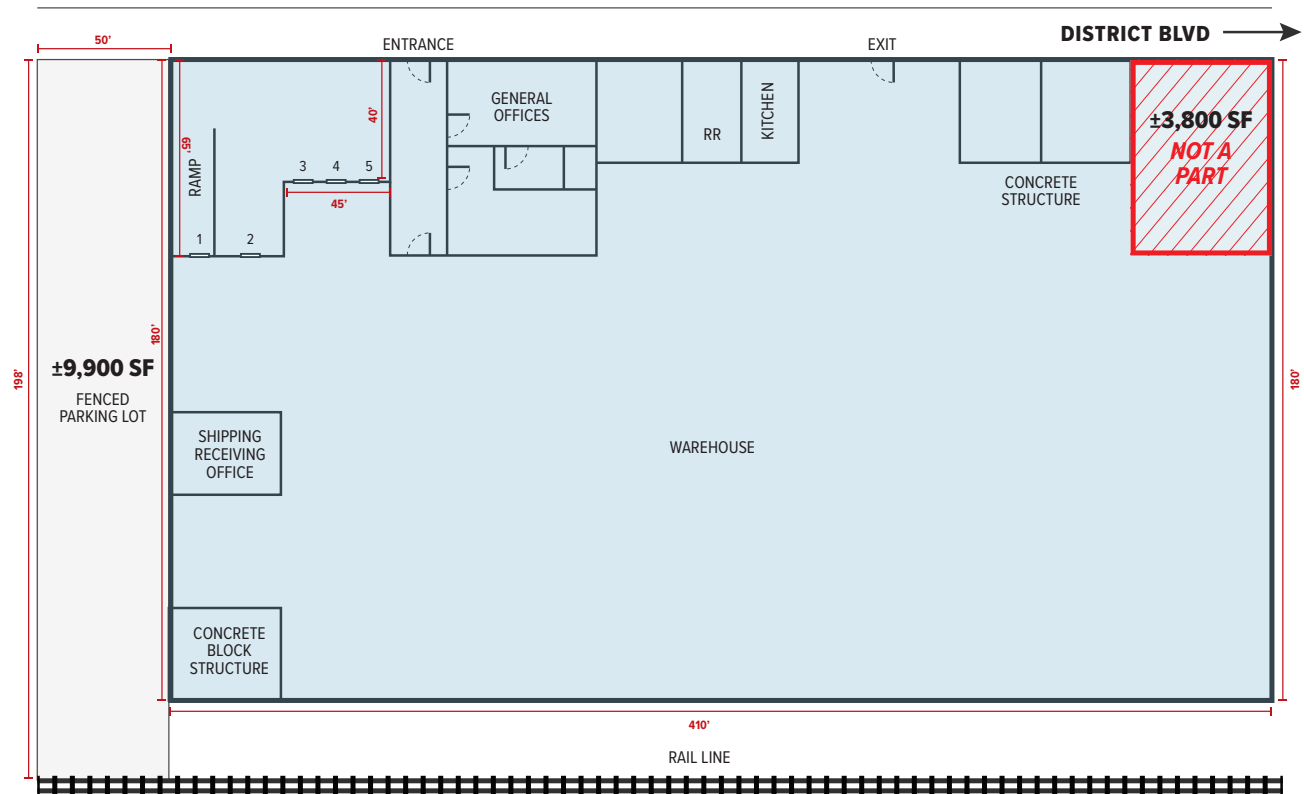
Industrial Warehouse, Storage

ZONING

VEM*

YEAR BUILT

1947



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

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Centrally Located
in Vernon



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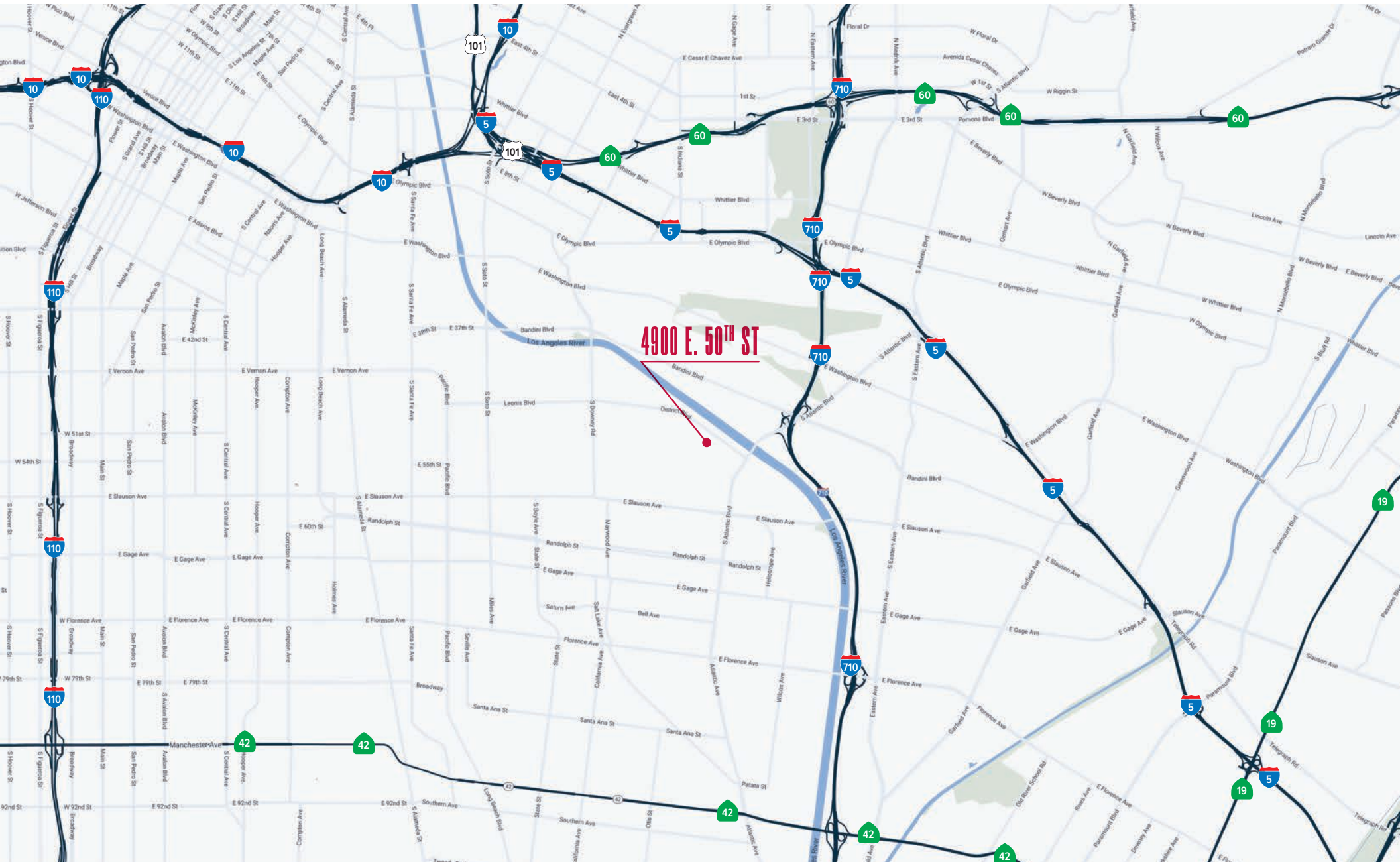
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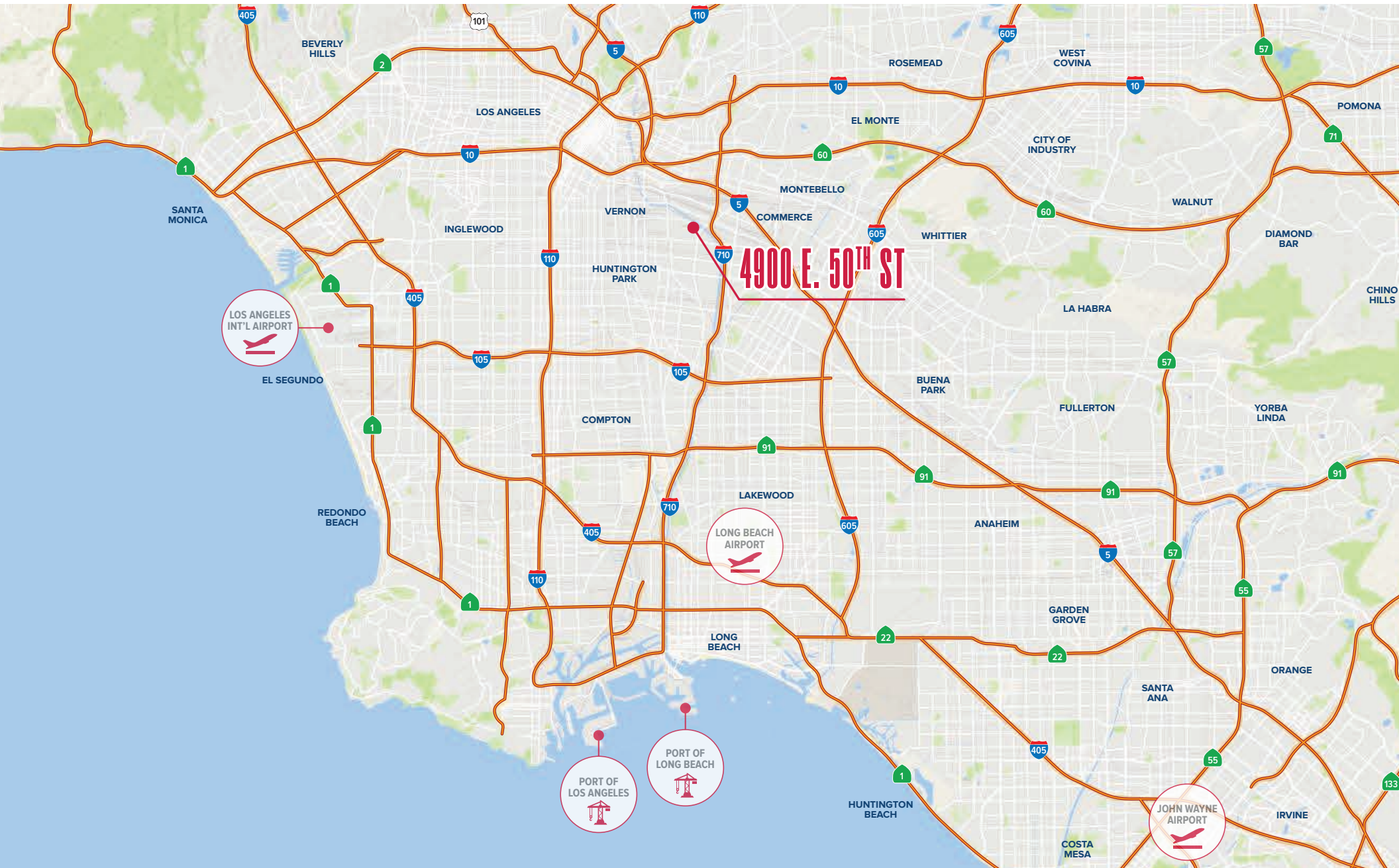
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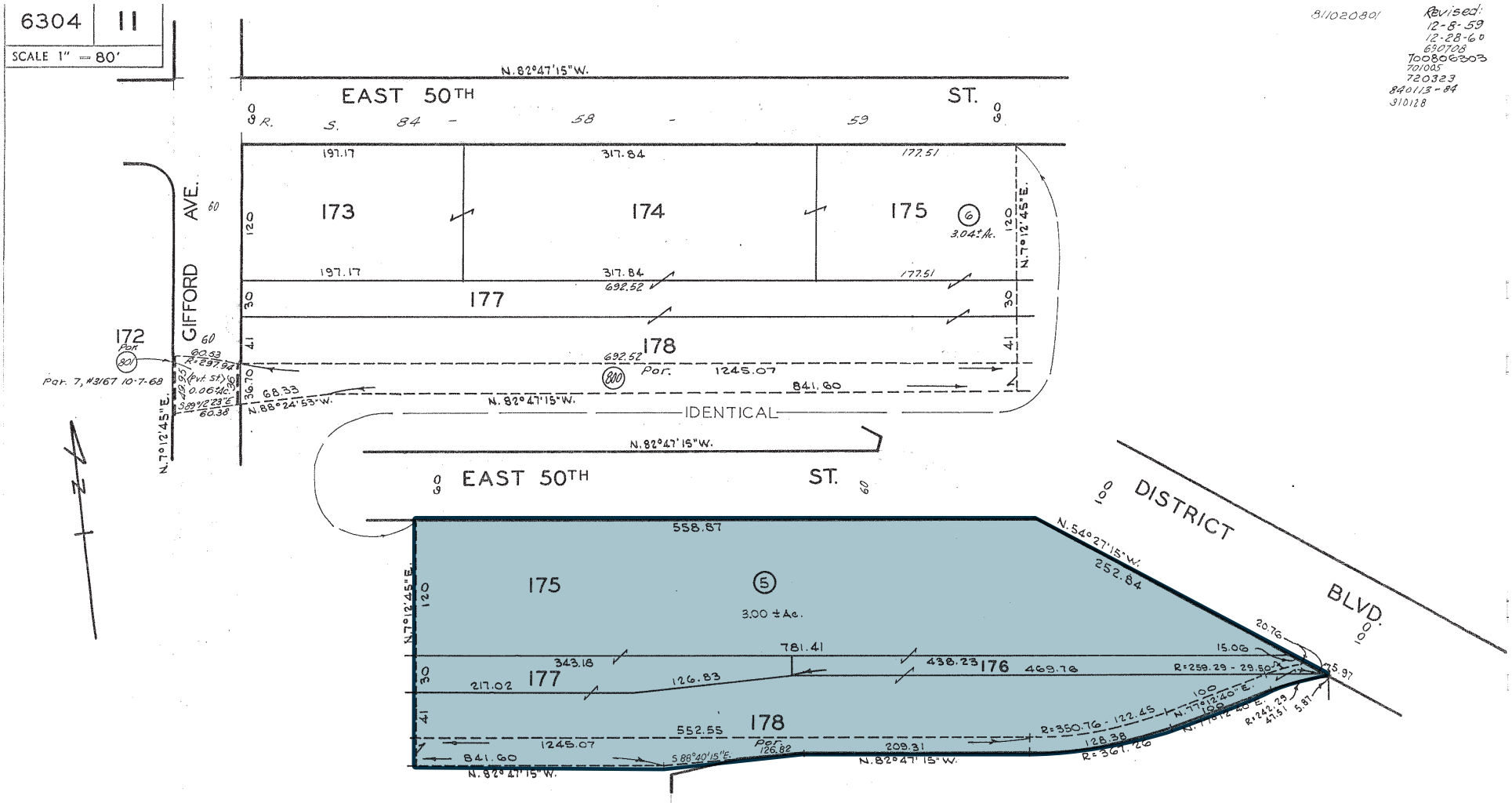
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3/102080/ Revised:
12-8-59
12-28-60
6/30/68
1008062003
701005
720323
840113-84
310128

CODE
10718

OFFICIAL MAP OF THE
COUNTY OF LOS ANGELES
REGION 48 DIVISION 106

O.M. 3-28-31

FOR PREV. ASSMT. SEE: 1849-11

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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