

±46,510 SF COLD STORAGE FACILITY

2021 EAST 52ND STREET, VERNON, CA 90058



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CBRE

PROPERTY HIGHLIGHTS

We are pleased to offer for lease this fully racked, freezer/cooler, cold storage distribution facility, located in the heart of Vernon. It is in outstanding condition and features 5 cold storage rooms, with variable temperature ranges. Racking is a mix of single deep, 3 and 5 deep racking, holding 3,374 pallet positions. There are two staging/loading areas supported by 5 dock high loading positions and one ramp-to-grade. Total freezer area is 14,900 SF in two rooms, -10 degree to ambient capable. The total cooler area is 17,200 SF, variable in temperature from 33 degrees and higher. The Einstein refrigeration management system monitors room temp, oil pressure, product temp and humidity. The dry warehouse area has a total of 500 pallet positions as well, supported with a dock office and break room. The two-story corporate office area is 4,600 SF with office work stations available.

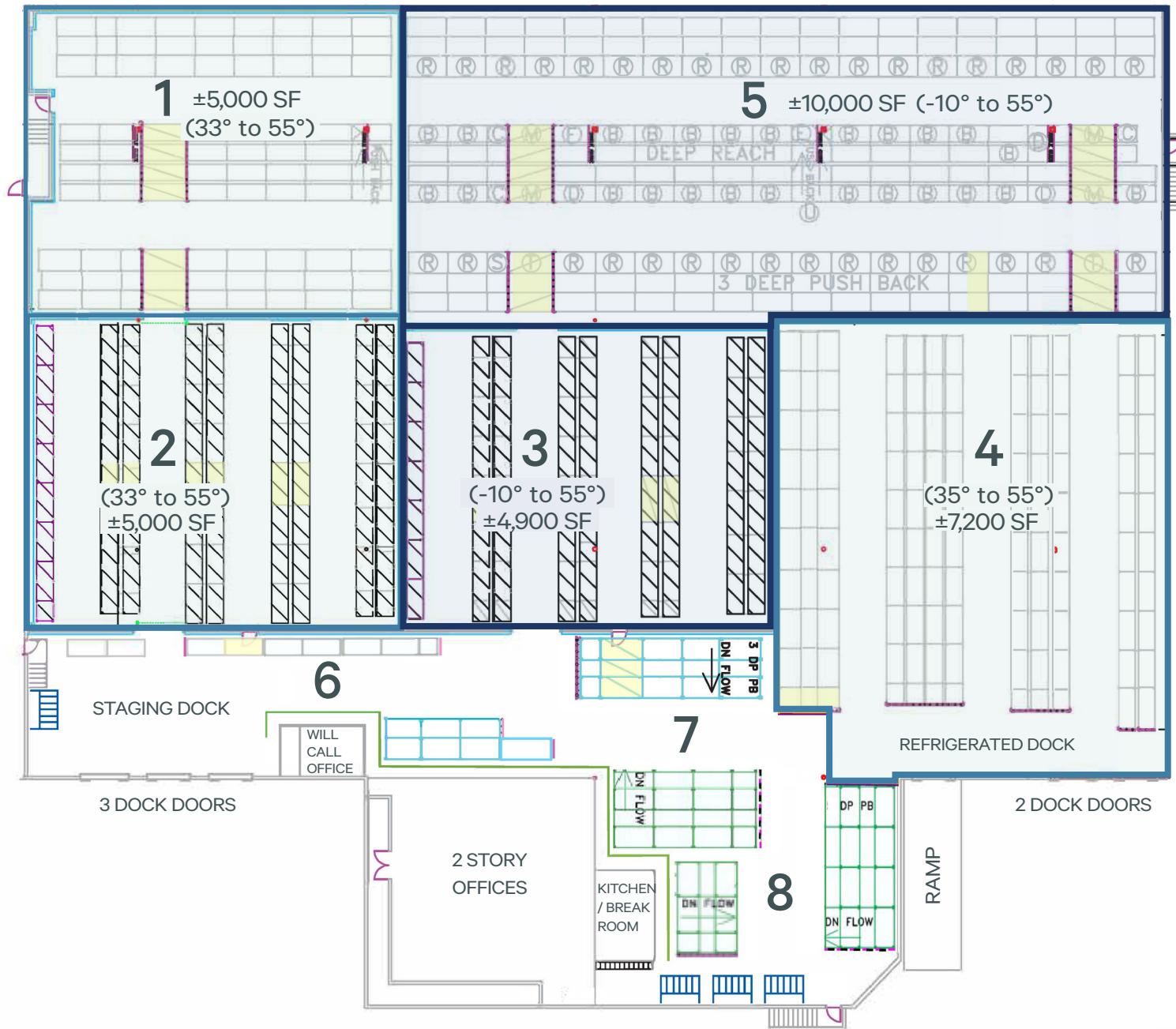
Property Address	2021 E 52nd St Vernon, CA 90058
Property Type	Industrial - Cold Storage
Building Size (SF)	46,510
Cold Storage Areas	<ul style="list-style-type: none"> Freezer (-10° to 55°): ±14,900 SF <ul style="list-style-type: none"> » 2 rooms, 1,488 pallet positions Cooler (33° to 55°): ±10,000 SF <ul style="list-style-type: none"> » 2 rooms, 1,065 pallet positions Cooler (35° to 55°): ±7,200 SF <ul style="list-style-type: none"> » 1 room, 821 pallet positions Dry Storage: ±8,000 SF <ul style="list-style-type: none"> » 500 pallet positions
Year Built/ Exp	1990/ 2001/ 2003/ 2016
Clear Height	24' (Cold Storage, ±22' clear)
Refrigeration	Freon - 404A/ R-507/ R-22
Office (SF)	±5,500 - includes 1st & 2nd Floor Offices, Distribution Office, and Break Areas
Dock High Doors	5
Grade Level Doors	1 Ramp to Grade Level
Power	800 Amp/ 240V/ 3 Phase
Yard	Fenced & Secured
Car Parking	50 spaces
Lot Area (AC)	1.75
Construction	CTU



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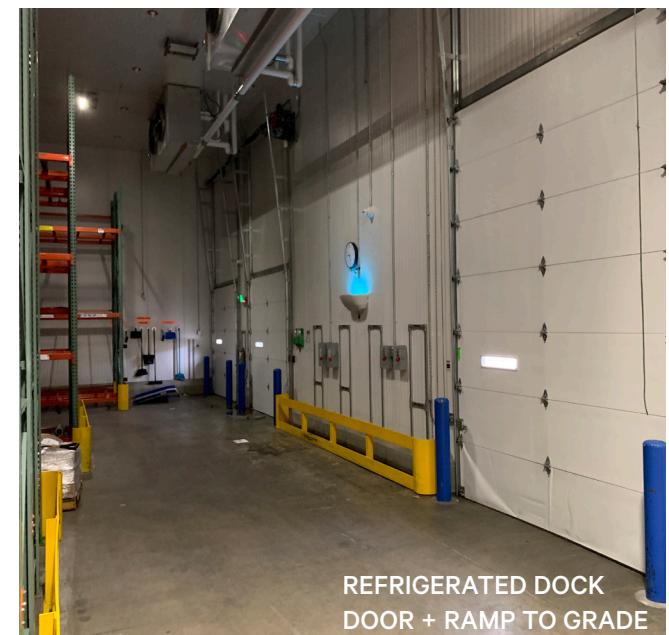
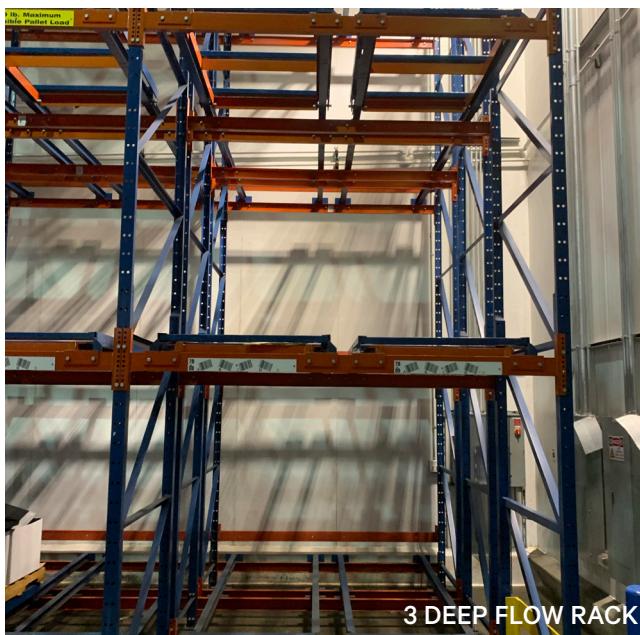
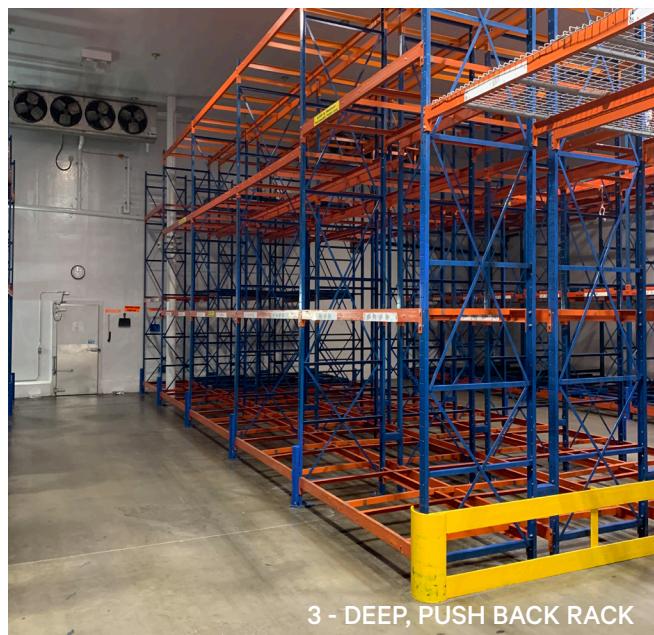
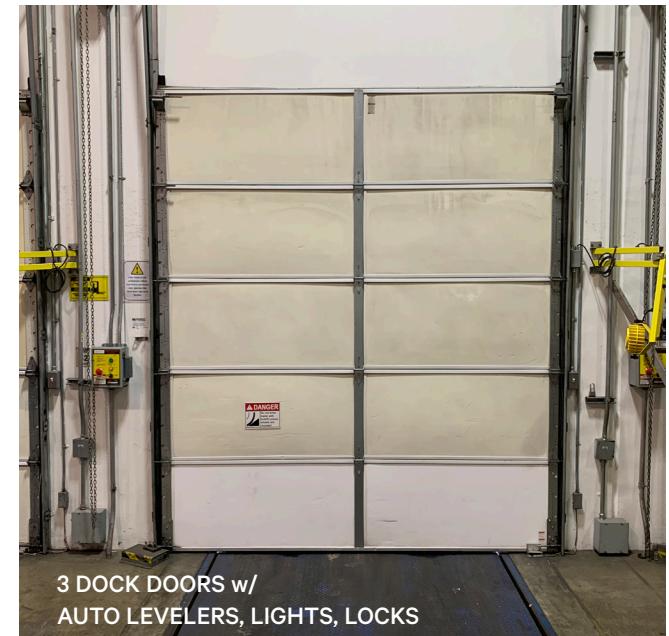
2021 E 52ND ST.
VERNON, CA

FLOOR PLAN



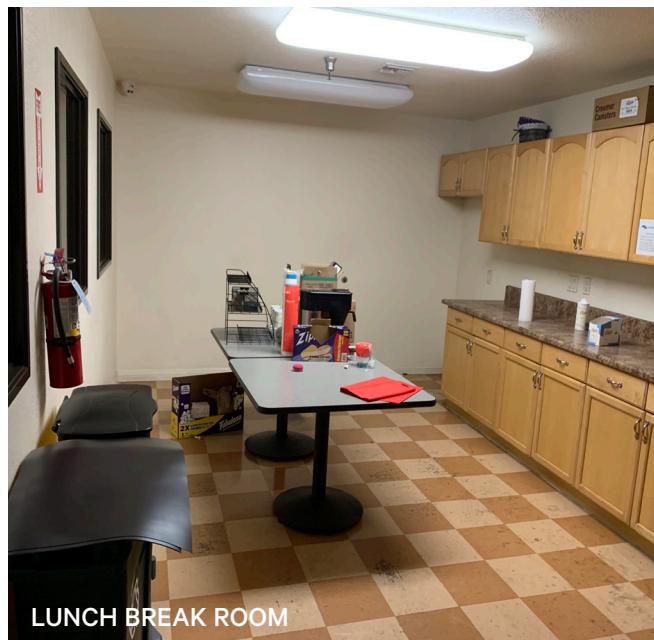
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LUNCH BREAK ROOM



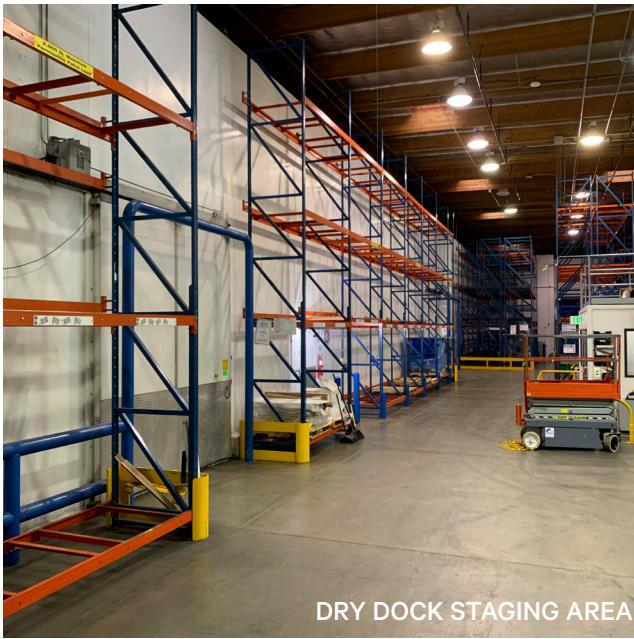
2ND FLOOR OFFICES



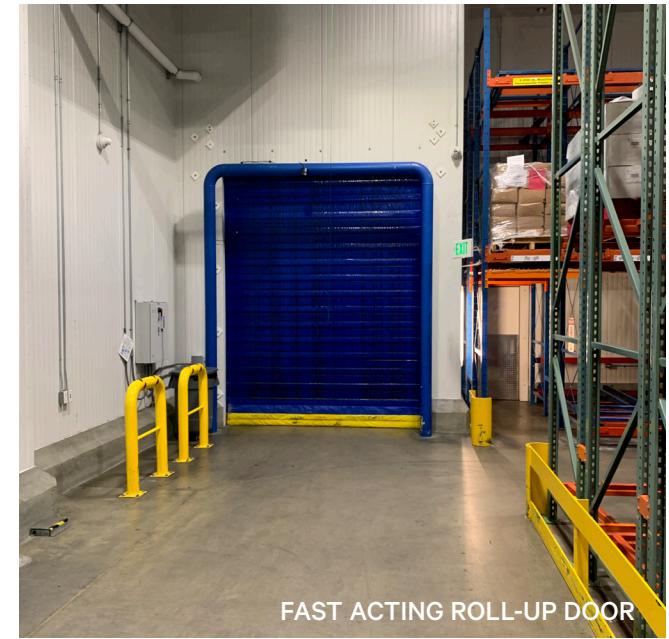
BULLPEN OFFICE SET-UP



DOCK OFFICE



DRY DOCK STAGING AREA



FAST ACTING ROLL-UP DOOR



LOCATION & LOGISTICS MAP



BNSF Railway
Downtown Los Angeles
LAX International Airport
Port of Long Beach
San Bernardino International Airport

4.7 miles
5.0 miles
16.1 miles
21.2 miles
64.3 miles



 4.7 miles  2.5 miles
 2.0 miles  3.8 miles



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