

Available SF 69,522 SF

Industrial For Lease

Building Size 69,522 SF



Address: 3165 E Slauson Ave, Vernon, CA 90058
Cross Streets: S Boyle Ave/E Slauson Ave

New Class "A" State of the Art Whse /Dist/Mfg Facility
 32' Clear Height-ESFR Sprinklers - 9 Dock High Doors
 w/Ground Level Ramp - 1200 Amps Power
 4,282 Two Story-Fully Improved High Image Offices
 2 Fully Fenced Side Yards - Excellent Vernon Corner Location
 At Slauson/Boyle with Great Visibility

Lease Rate/Mo: \$121,664
Lease Rate/SF: \$1.75
Lease Type: NNN / Op. Ex: \$0.26
Available SF: 69,522 SF
Minimum SF: 69,522 SF
Prop Lot Size: 2.93 Ac / 127,671 SF
Term: 5-10 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$195,648 / 2022
Yard: Fenced/Paved
Zoning: I/C-1

Sprinklered: ESFR
Clear Height: 32'
GL Doors/Dim: 1
DH Doors/Dim: 9
A: 1200 V: 277 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: U/CR72
Whse HVAC: No
Parking Spaces: 70 / **Ratio:** 1.0:1/
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 4,282 SF
Restrooms: 6
Office HVAC: Heat & AC
Finished Ofc Mezz: 2,132 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Completion
Vacant: N/A
To Show: Call broker
Market/Submarket: Commerce/Vernon
APN#: 6310007012

Listing Company: Colliers
Agents: [Thomas Condon 323-278-3114](mailto:thomas.condon@colliers.com)

Listing #: 33178119

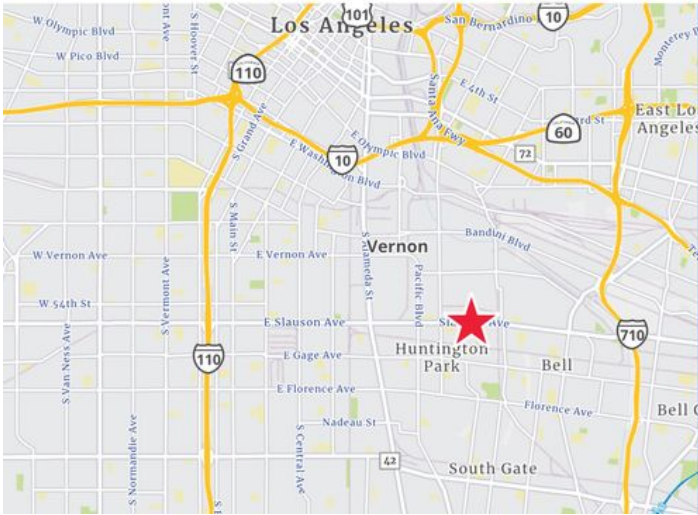
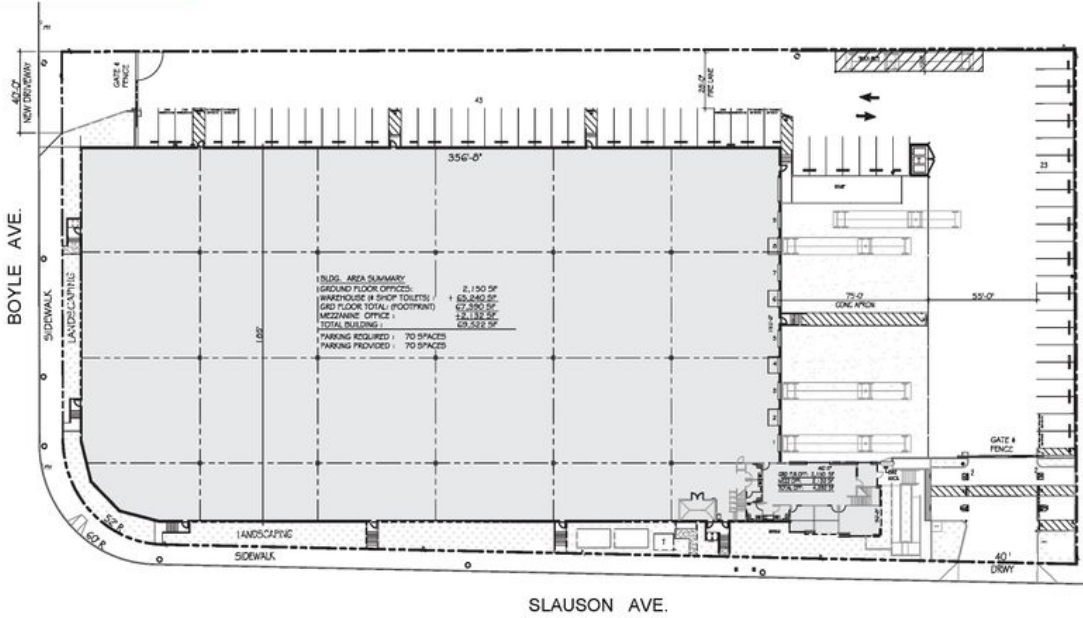
Listing Date: 11/30/2022

FTCF: CB300N000S000/A0AA

Notes: Tenant to verify all information contained herein. Low Net to Gross - \$0.026 PSF. Taxes are estimated. APN #s: 6310-007-006, 6310-007-010, 6310-007-011.

3165 Slauson Avenue Vernon, CA

Site Plan



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