

**Major Price Reduction!  
Now \$16.9M**



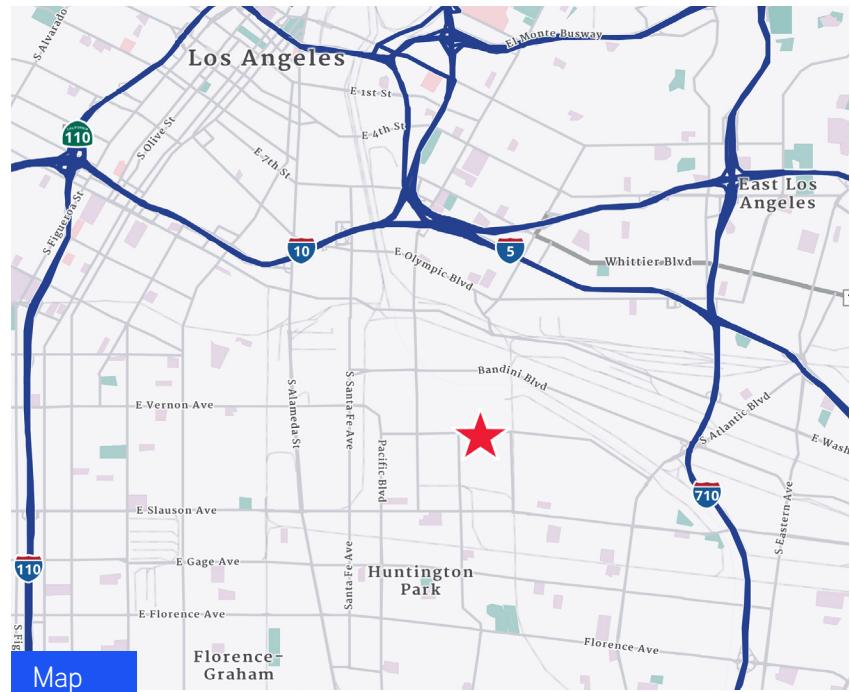
## 53,081 SF Industrial Building For Sale

High Profile Location in Vernon

4809 Alcoa Avenue, Vernon, CA 90058

### Property Highlights

- ±53,081 SF on 2.19 acres
- 22' Minimum Ceiling Clearance
- Eight (8) Dock-High Loading Positions
- 800 Amps, 277/480 Volt Power
- 3,700 SF Office SF w/ Showroom
- Two (2) Private Fenced Yard Areas
- Calculated Fire Sprinkler System
- Fluorescent Lighting
- Major Street Frontage Along Leonis Boulevard
- Desirable Central Vernon Location



### CONTACT

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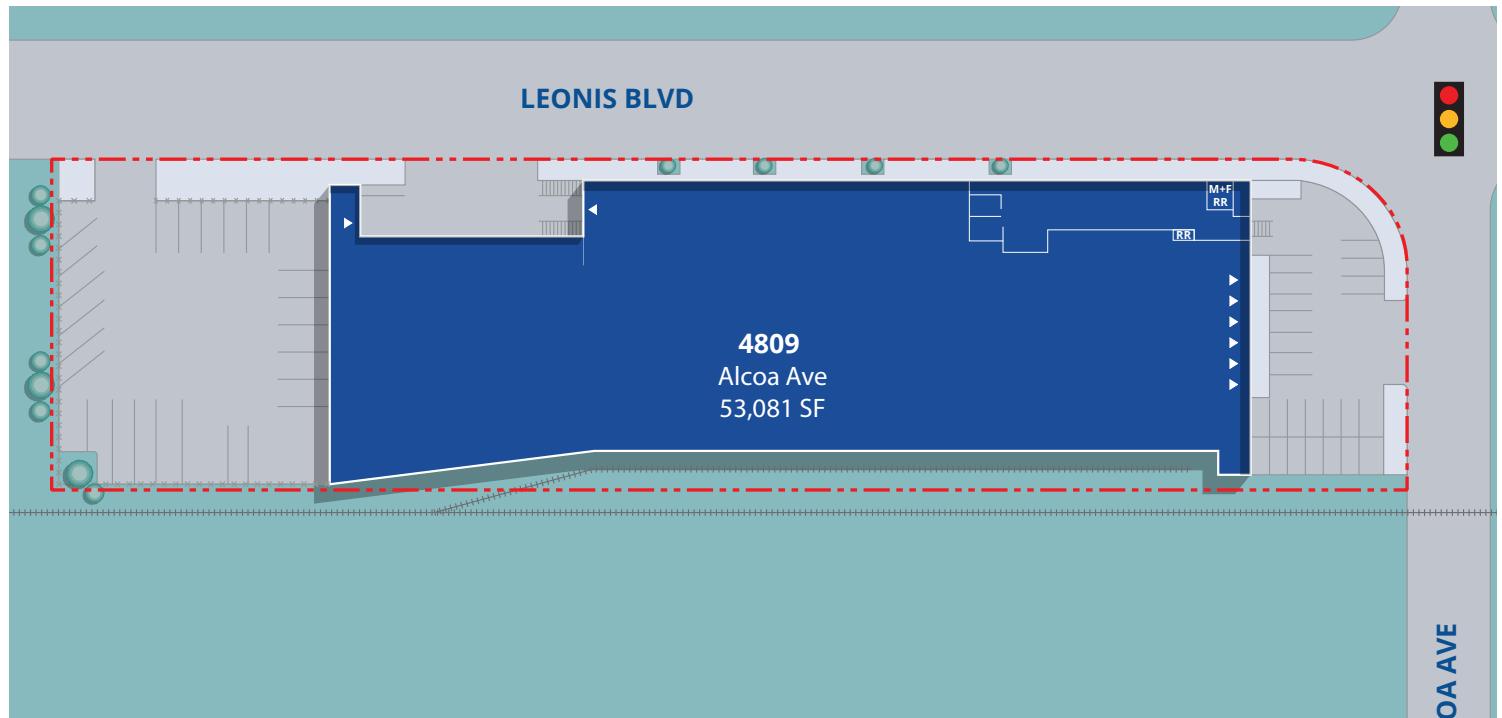
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4809 Alcoa Avenue, Vernon > 53,081 SF

## Site Plan



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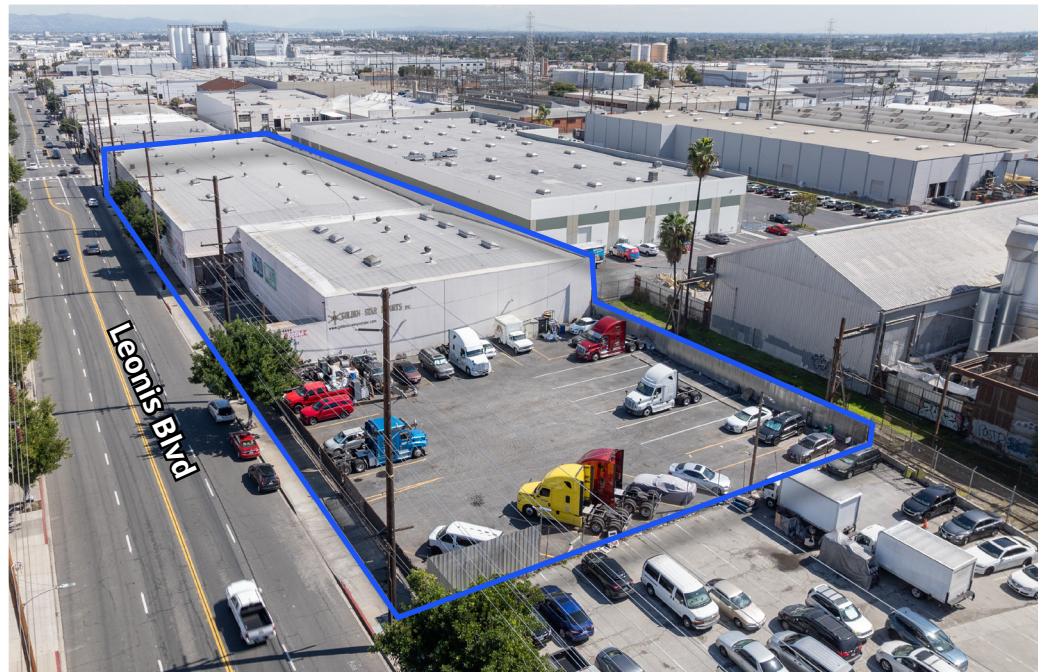
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### Aerial



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