

FOR LEASE

4395 AYERS AVENUE

Vernon, CA 90058



25,500 SF Cold Storage
Distribution Building

Renovation Complete!!
Available Now!



PROPERTY HIGHLIGHTS

COLD STORAGE:

Total = 13,766 SF of Freezer & Cooler
633 SF of Packing Room
* 885 Pallet Positions (estimated)

Freezer 1 = 4,383 SF (-10 - 10°)
* 296 Pallet Positions
* Cooler Adjustable Possible

Freezer 2 = 4,383 SF (-10 - 10°)
* 283 Pallet Positions
* Cooler Adjustable Possible

Cooler = 5,000 SF (36 to 55°)
* 306 Pallet Positions
* Can be removed

PROPERTY:

- 8 dock-high + 1 ground-level Loading Positions
- New Single-Position Loading Doors & New Pit Levelers
- 18'-20' Clear Height
- Power = 800 Amps, 480 Volts (expandable)
- Large Fenced, Concrete Yard
- Freestanding Building

AREA:

City of Vernon Amenities

- Lower Utility Rates
- No Gross Receipts Tax
- In-House Health Department, Police Department, Fire Department

Central Location

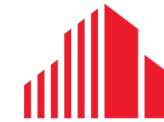
- Immediate Access to (710)(10) Freeways
- Easy Access to Ports of LA/LB, the Airports LAX/Burbank and Greater Los Angeles

*Tenant to verify all information

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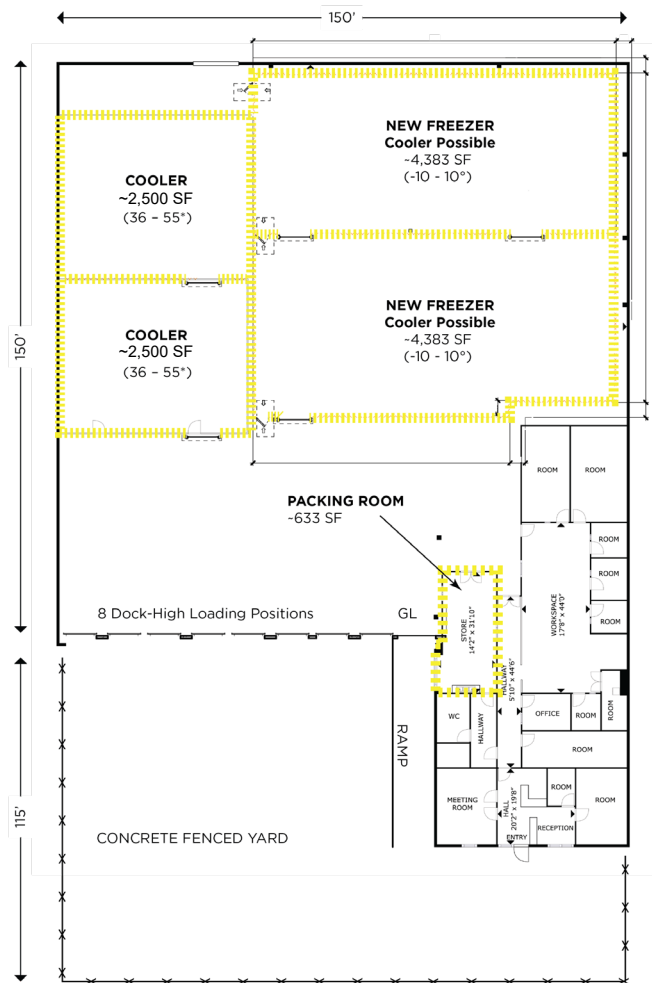
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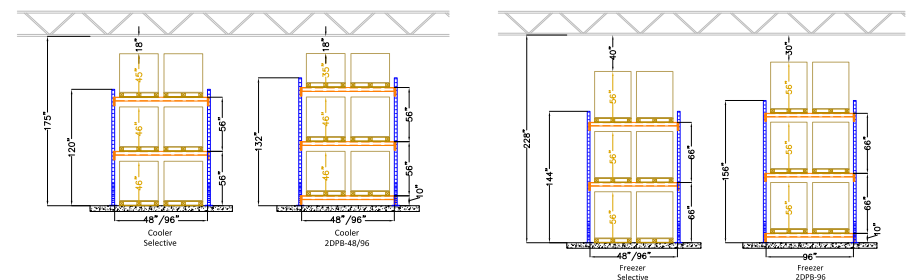
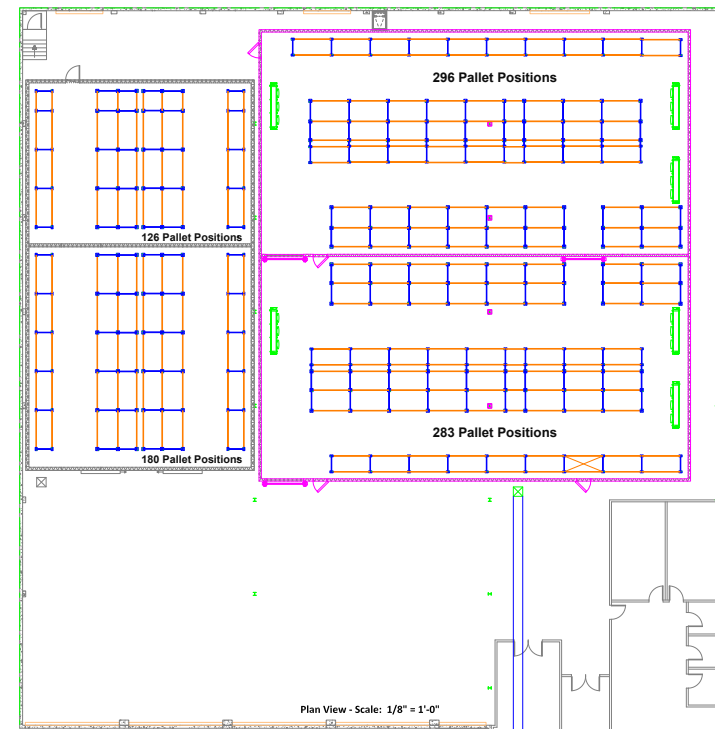


CUSHMAN &
WAKEFIELD

FLOOR PLAN



RACKING PLAN



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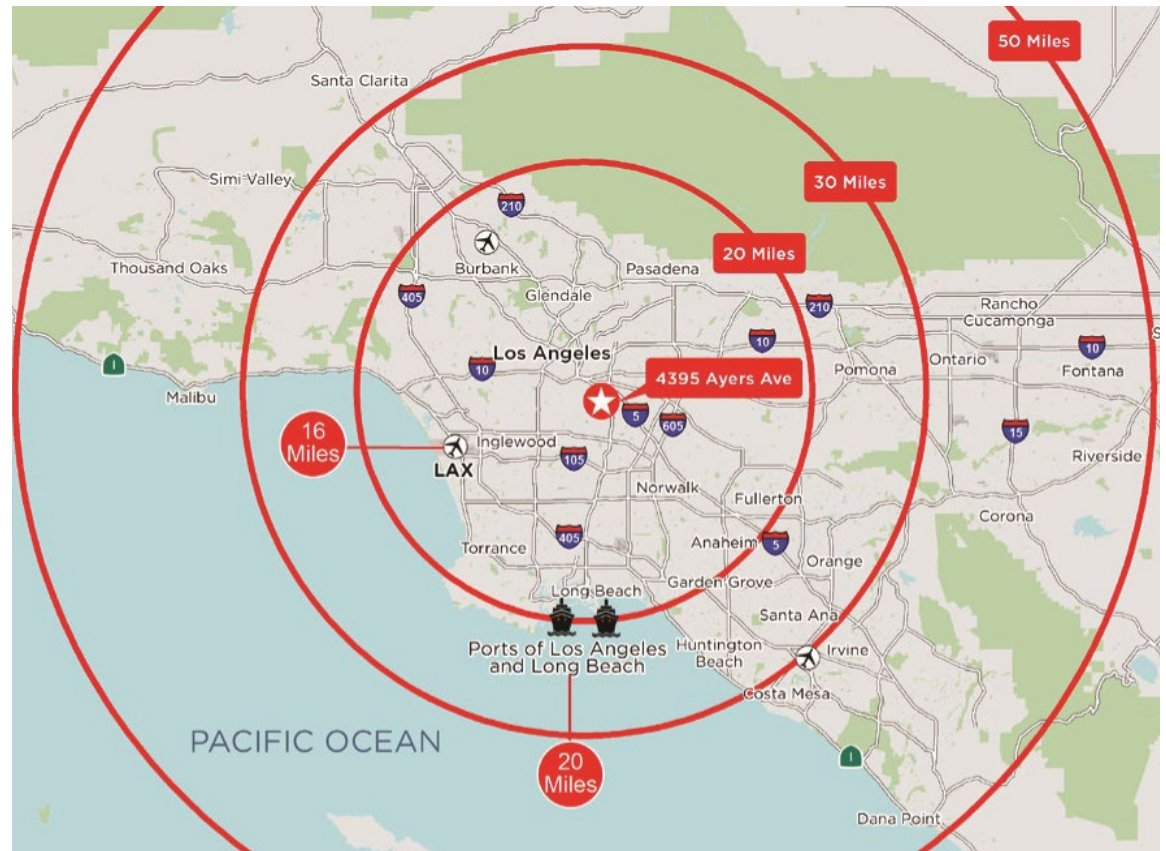
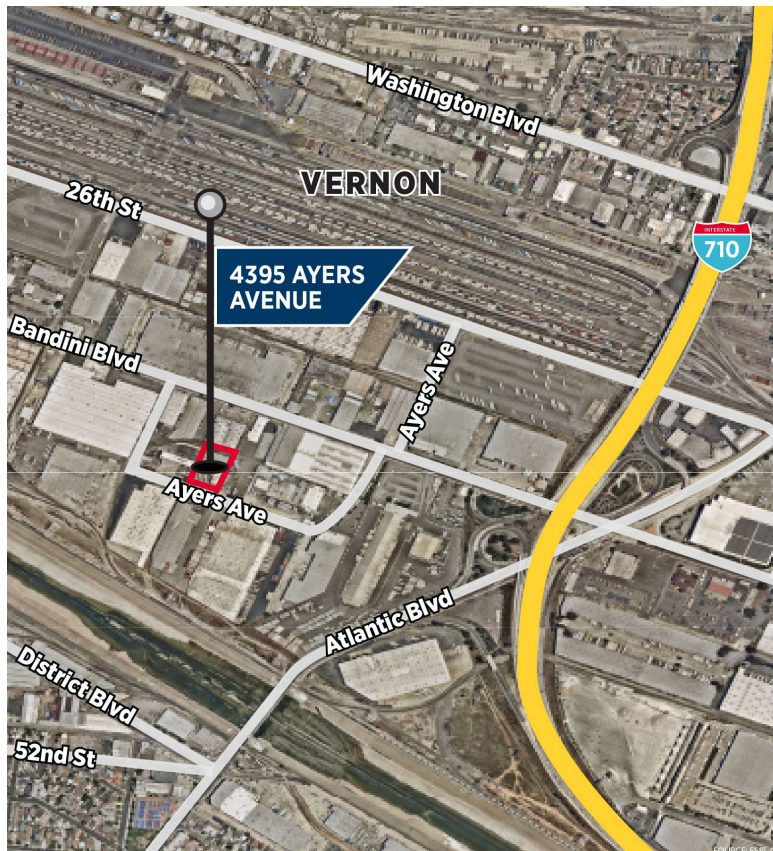
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SITE MAPS



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PROPERTY PHOTOS



For More Information or To Schedule a Tour, Please Contact the Exclusive Listing Agent:

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