

Available SF 32,580 SF Industrial For Lease Building Size 61,544 SF



Address: 2424 E 28th St, Vernon, CA 90058
Cross Streets: S Santa Fe Ave/E 28th St

Northwest Vernon Location - Santa Fe / 28th Street
 4 Dock High Loading Positions
 24' Clear - Calculated Sprinklers
 1200 Amps of Power - Extensive Restrooms
 Great Warehouse and/or Manufacturing Facility
 Available September 1, 2021 - Possibly Sooner

Lease Rate/Mo: \$30,951
Lease Rate/SF: \$0.95
Lease Type: Gross
Available SF: 32,580 SF
Minimum SF: 32,580 SF
Prop Lot Size: POL
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$52,217 / 2021
Yard: Paved
Zoning: VEM & MS

Sprinklered: Yes
Clear Height: 24'
GL Doors/Dim: 0
DH Doors/Dim: 4 / 4 - 3: 10x20
A: 100 V: 120/240 O: 3 W: 4
Construction Type: Tiltwall
Const Status/Year Blt: Existing / 1979
Whse HVAC: No
Parking Spaces: 34 / Ratio: 1.1:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 2,500 SF / 9
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 1,584 SF
Include In Available: No
Possession: 09/01/2021
Vacant: Yes
To Show: Call broker
Market/Submarket: Commerce/Vernon
APN#: 6302-005-007

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

Listing #: **Listing Date:** **FTCF:** CB250N000S000/OAA

Notes: Tenant to verify all information contained herein. Sprinkler Calculation: .33/3000. Warehouse uses to pay Vernon Parcel Tax.

2422-2424 E. 28th Street, Vernon, CA

28th Street

