

3015

BANDINI BLVD.

VERNON 90058



FOR LEASE

10,944 SF
3 DOCK HIGH SPOTS
CALCULATED FIRE SPRINKLERS

VERNON INDUSTRIAL PARK

VERNON 90058

ERIC REAVIS, SIOR

01216423

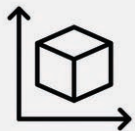
213.709.6760

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01

Property Highlights



10,944 SF
AVAILABLE SF



3 DOCK HIGH SPOTS



18' CLEARANCE
CLEAR SPAN



6-CAR PARKING



1,300 SF
OF WELL-APPOINTED OFFICES



.33/3000
CALCULATED FIRE SPRINKLERS



LED LIGHTING
THROUGHOUT



CENTRAL VERNON
GENERAL MERCHANDISE
DISTRICT



400 AMPS
ELECTRICAL SERVICE



IDEAL FOR
GENERAL MERCHANDISE &
IMPORT/EXPORT

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02

Specs



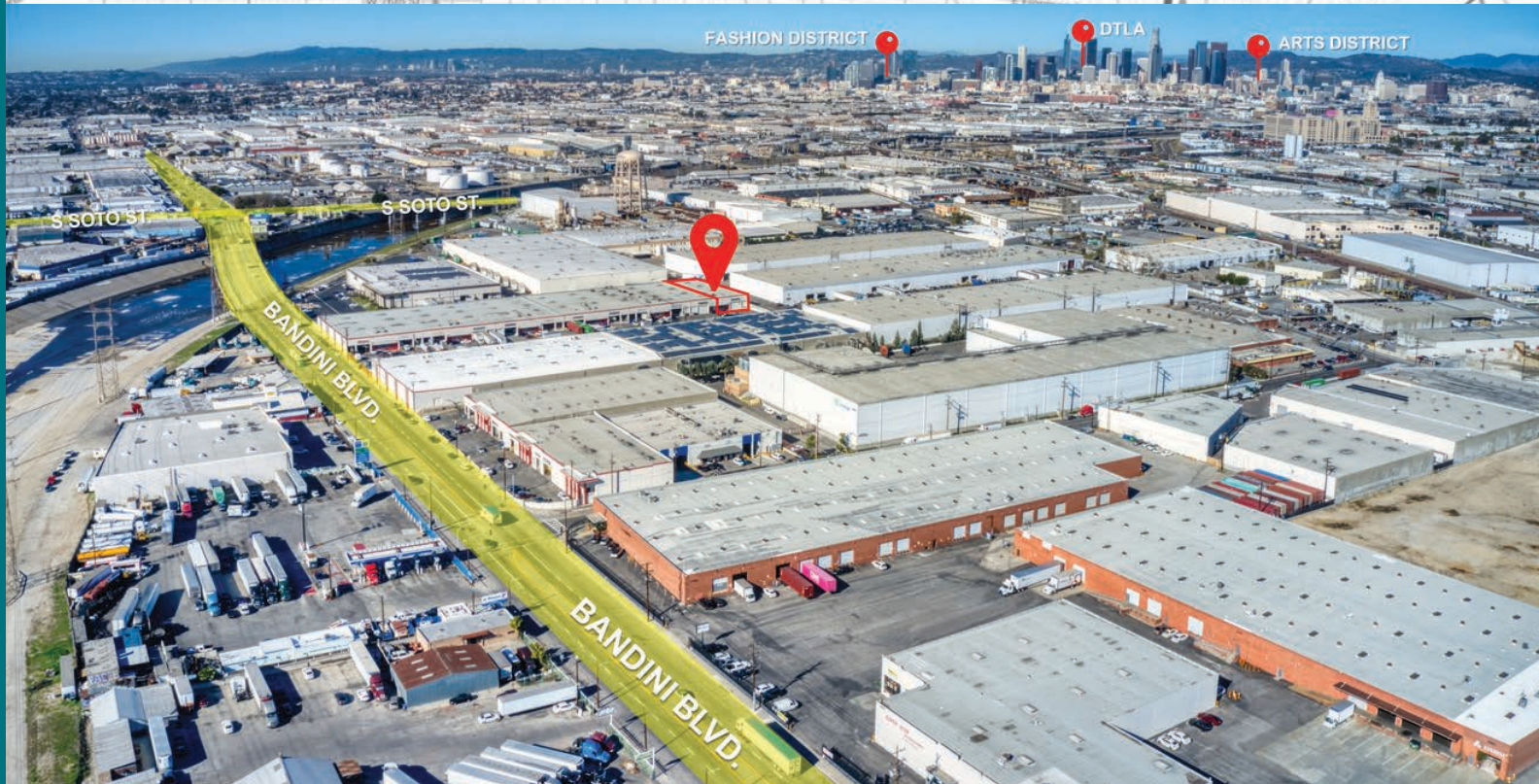
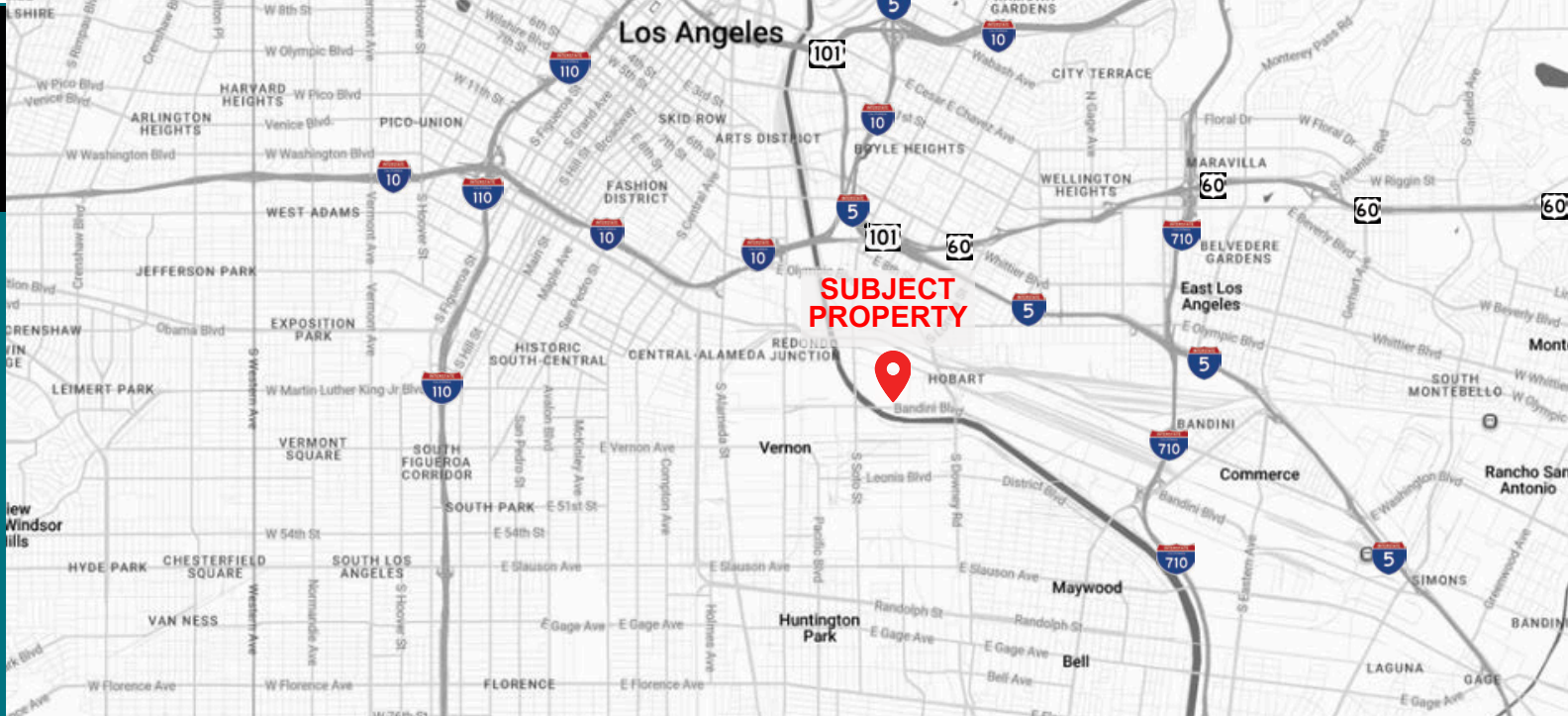
BUILDING SIZE	10,944 SF
LAND SIZE	POL
OFFICE SIZE	1,300 SF
DOCK HIGH POSITIONS	3
PARKING	6
SPRINKLER CALCULATION	.33/3000
ELECTRICAL SERVICE	400A, 120/240V, 1-Ph
CONSTRUCTION	CONCRETE TILT-UP
ZONING	I
OCCUPANCY	NOW
LEASE RATE	\$1.25 PSF, INDUSTRIAL GROSS
CURRENT CAM	\$0.02 PSF
PARCEL TAX (IF APPLICABLE)	\$0.05 PSF

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03

Location Highlights

- 1 MILE SOUTH OF **EAST LA FREEWAY INTERCHANGE**
- 2 MILES TO **I-710 FREEWAY**
- 5 MINUTES TO **ARTS DISTRICT RESTAURANTS AND AMENITIES**
- QUICK & EASY ACCESS TO **DTLA**
- IDEAL **NORTH VERNON** LOCATION
- LOCATED IN THE HEART OF THE **VERNON GENERAL MERCHANDISE DISTRICT**



04

Property Site Plan



OFFICE LAYOUT ON SITE PLAN MAY NOT REFLECT CURRENT OFFICE LAYOUT. NOT TO SCALE. ALL MEASUREMENTS AND SIZES ARE APPROXIMATE.



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05

Photos



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