



4490 Ayers Ave  
VERNON, CA 90023

FOR SUBLEASE

Huge price  
reduction down to  
\$1.00/SF Gross



Excellent Distribution Building, 12 Dock High  
Doors, Immediate Freeway Access, ESFR  
Sprinkler System

**RICHARD ABDULIAN**  
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[richard.abdulian@kidder.com](mailto:richard.abdulian@kidder.com)  
LIC N° 00884948

**Kidder  
Mathews**

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## PROPERTY INFORMATION

Building Size	<b>94,769 SF</b>
Parcel Size	<b>184,694 SF</b>
Lease Rate	<b>\$1.00/SF Gross</b>
Available SF	<b>94,769 SF</b>
Office SF	<b>6,675 SF</b>
Construction	<b>Tiltwall</b>
Clear Height	<b>30'</b>
Parking Spaces	<b>97</b>
Zoning	<b>VEM</b>
Sprinklers	<b>ESFR</b>
Power	<b>800 Amps, 277/480 volts, 3 phase, 4 wire</b>
Term	<b>Sublease until 10/31/24</b>

## HIGHLIGHTS

**MODERN** high image building

**2-STORY** offices with large bullpen

**125'** concrete truck court

**FENCED** yard



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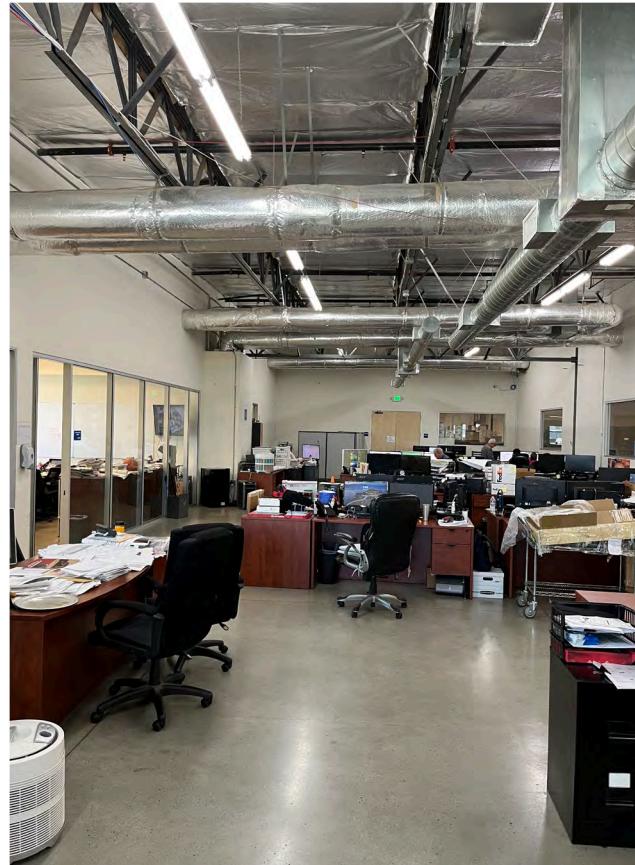
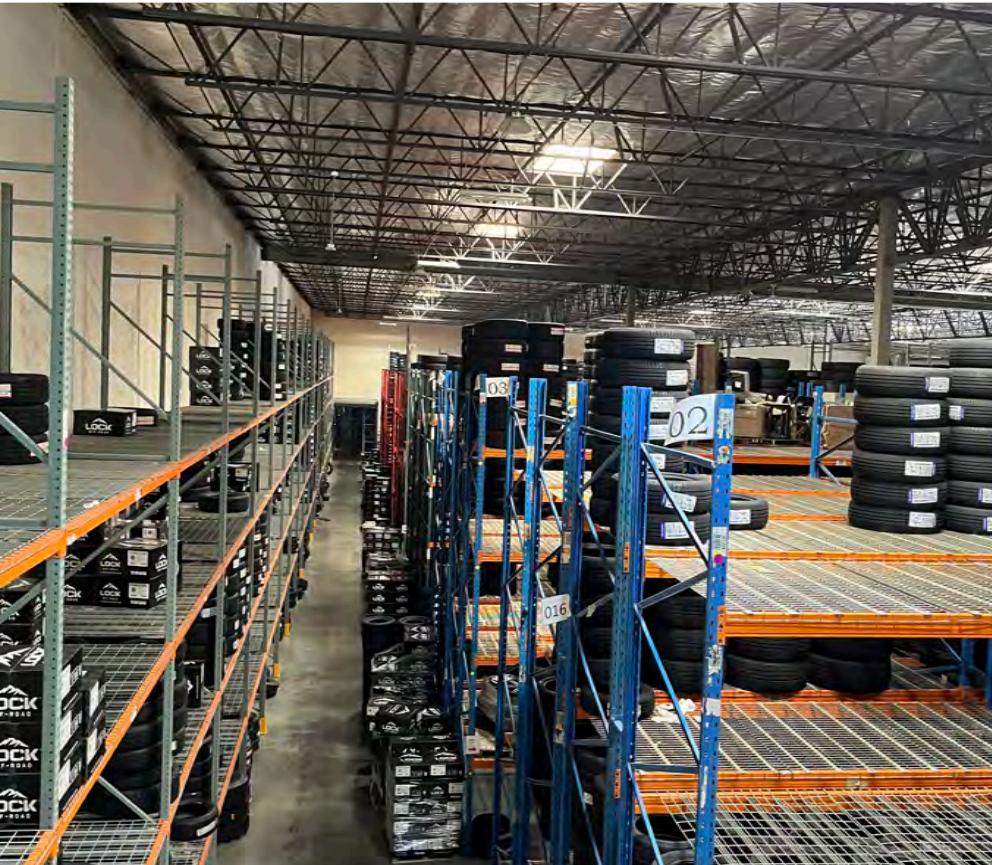
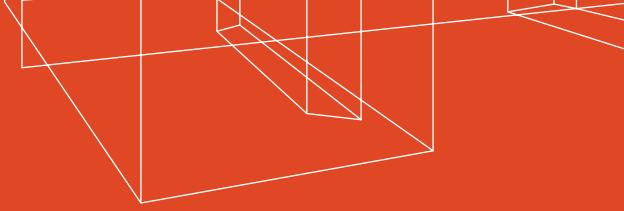
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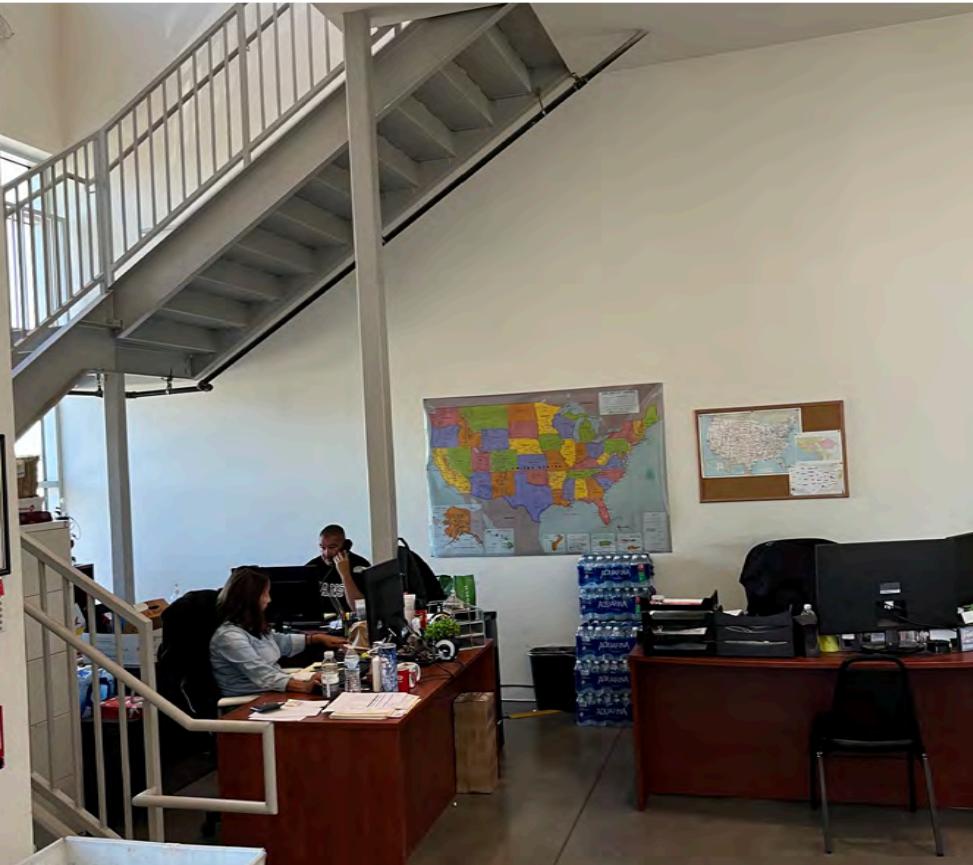
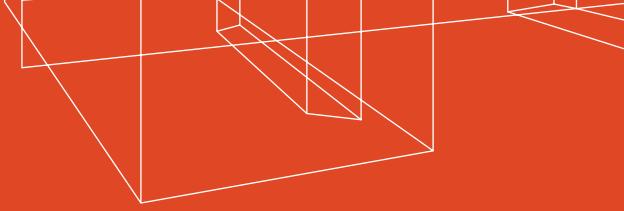
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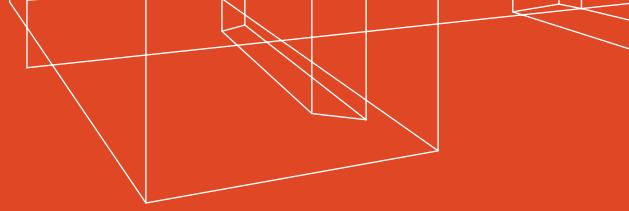
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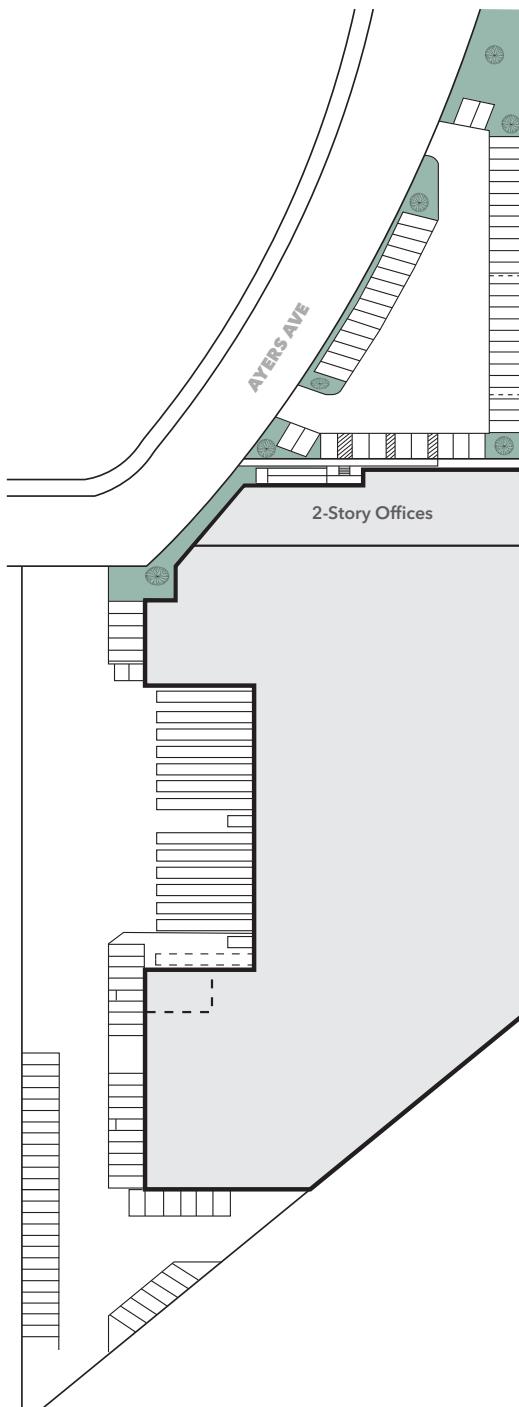
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## Site Plan



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# Plat Map



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