



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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**Kidder  
Mathews**

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## PROPERTY INFORMATION

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

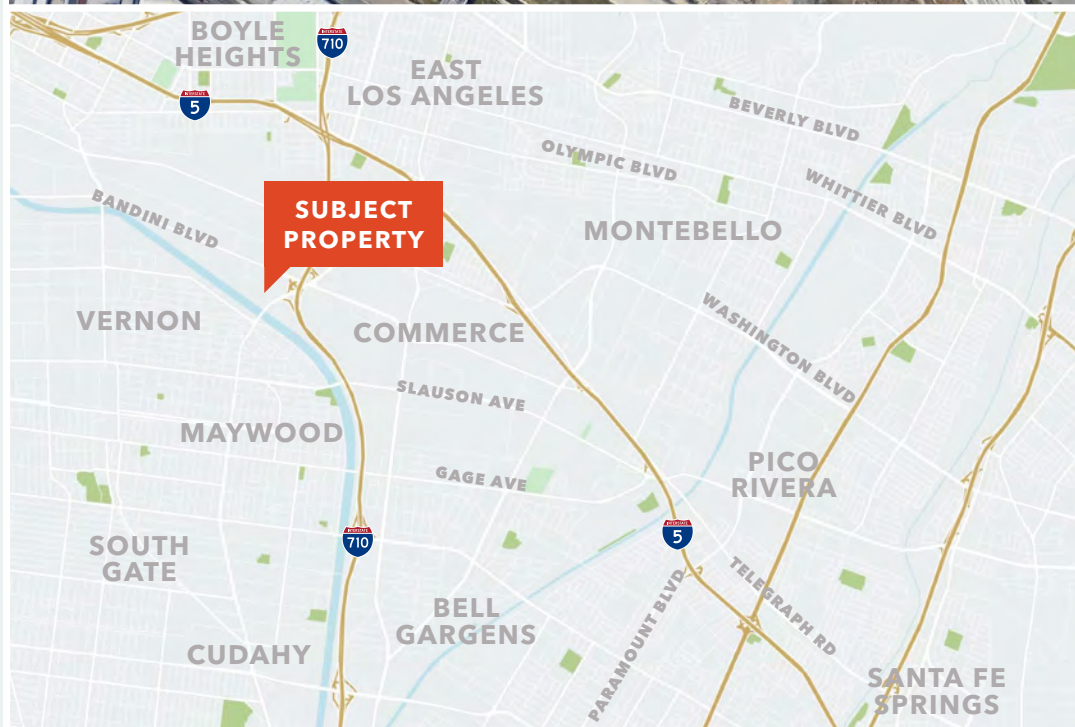
## HIGHLIGHTS

**MODERN** high image building

**2-STORY** offices with large bullpen

**125'** concrete truck court

**FENCED** yard



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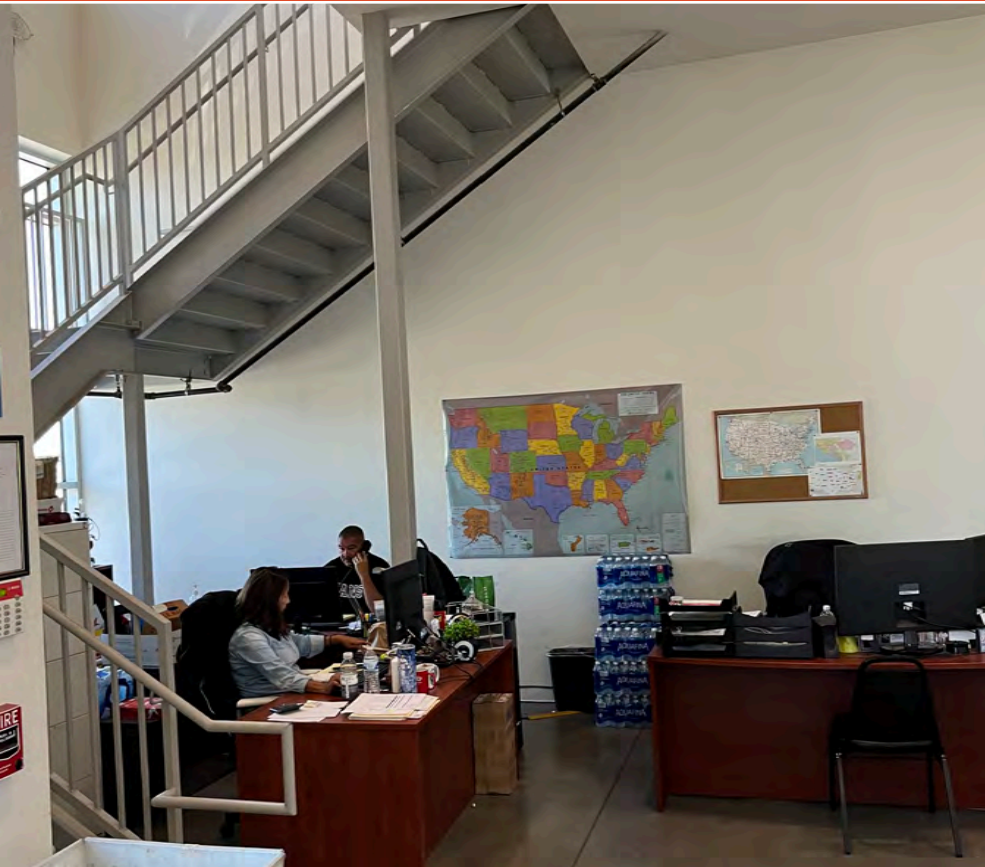




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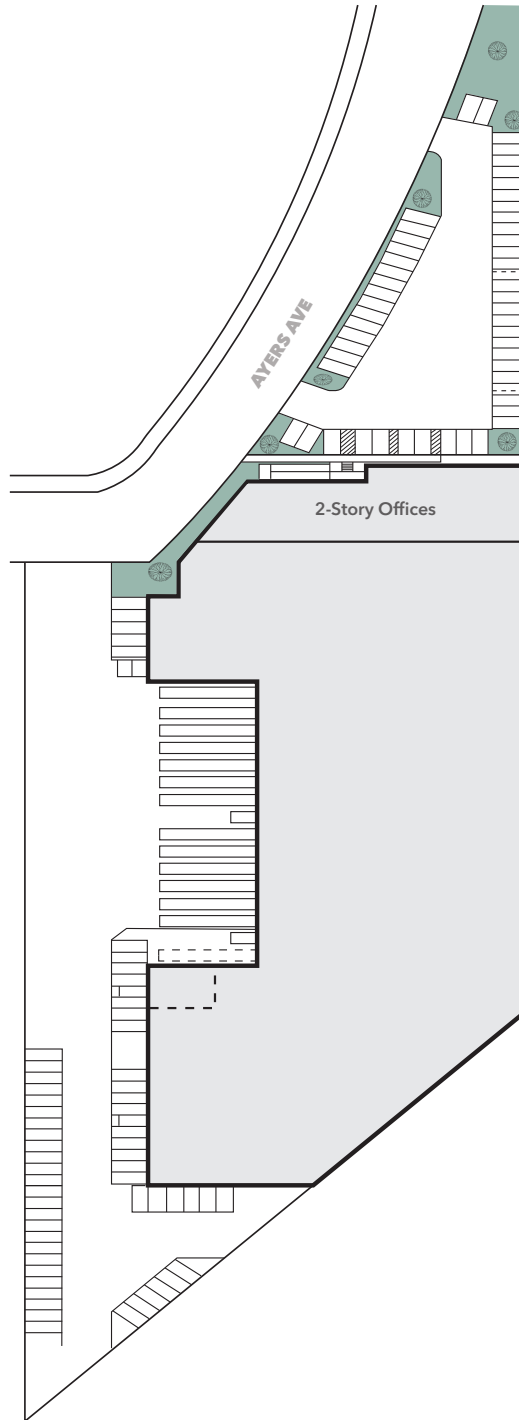


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## Site Plan



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## Plat Map



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