

FROZEN FOOD PRODUCTION PLANT FOR LEASE

42,158 Square Feet
Vernon, California



FOOD PROPERTIES
GROUP



3450 EAST VERNON AVENUE, VERNON, CALIFORNIA

- Total Building: 42,158 Square Feet (SF)
- Formerly USDA Certified
- Refrigerated Production: 14,792 SF
- Frozen Storage: 4,193 SF
- Refrigerated Storage: 2,749 SF
- Refrigerated Dock
- 6 Dock Doors
- Fenced Yard
- Immediate 710, 10, 101, 5, & 60 Freeway Access

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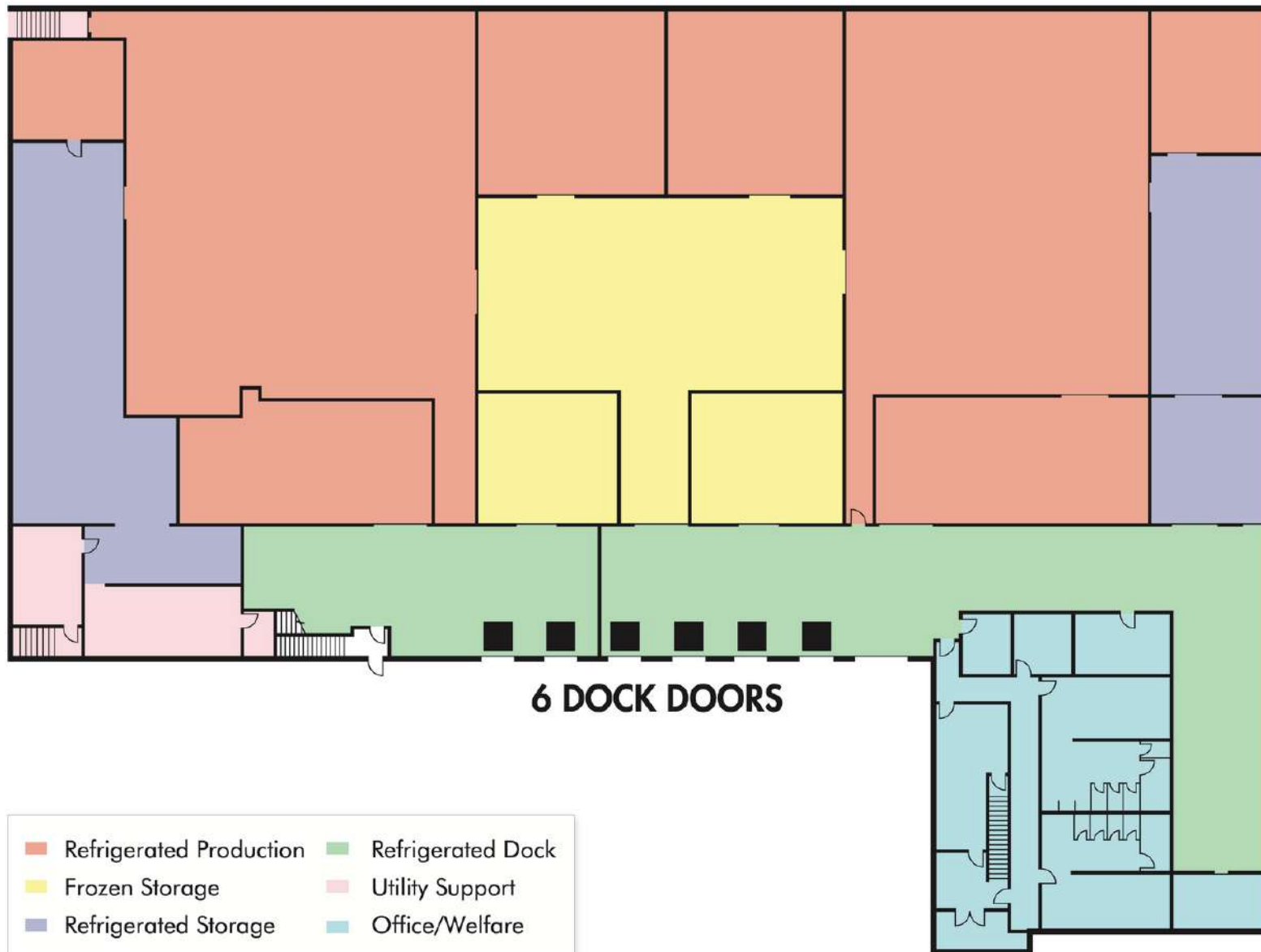
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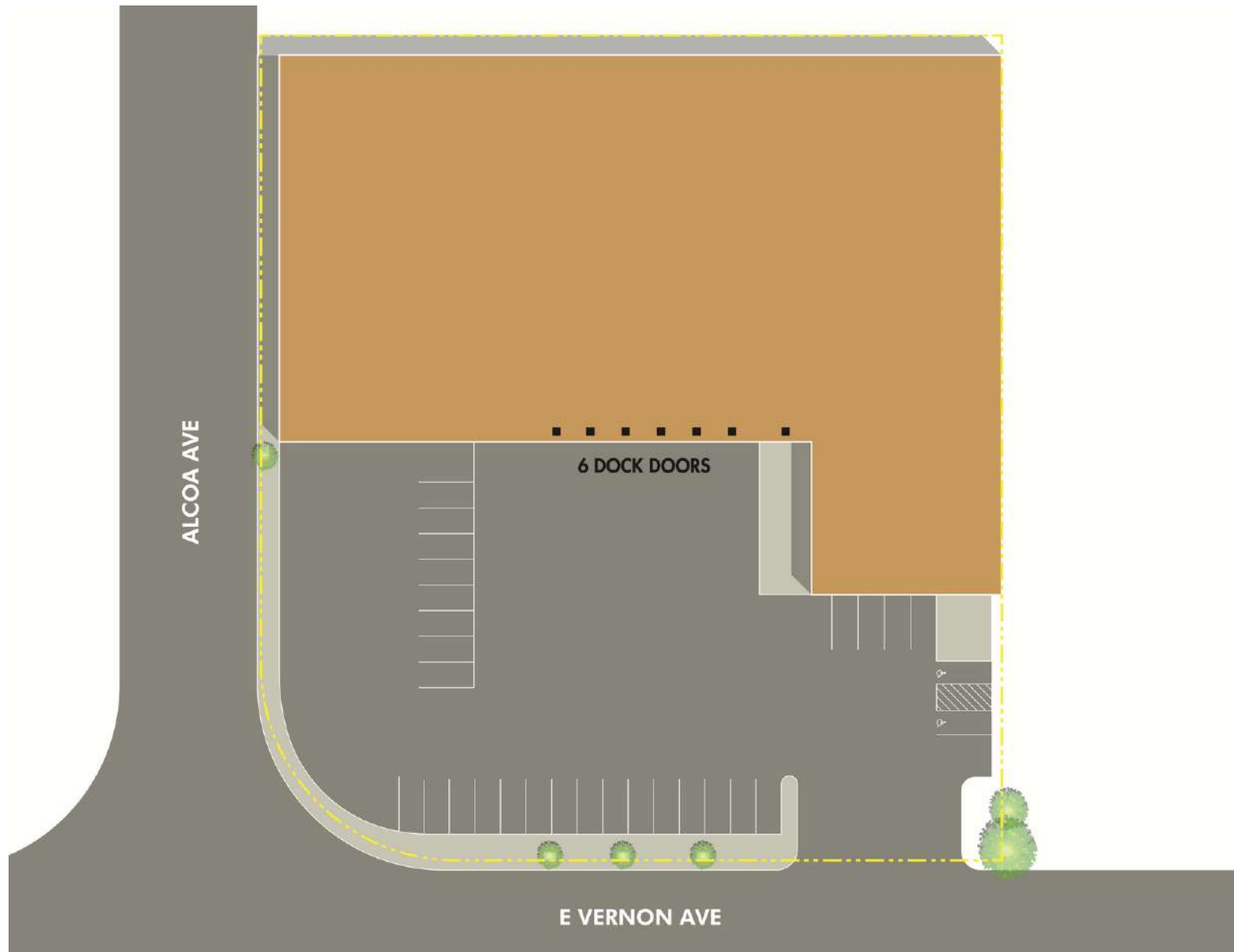
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BUILDING

- Total building: 42,158 SF
 - 1st story: 33,140 SF
 - 2nd story: 9,018 SF
- 24'-28' ceiling height
- 6 dock doors
- Concrete tilt construction



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UTILITIES

- Freon 507 refrigerant
- 3000 amp electric service
- One 3 stage wastewater clarifier
- Fully-sprinklered
- 100 hp air compressor



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OTHER

- 44 auto parks
- 1.5 acres
- Immediate 710, 10, 101, 5, & 60 freeway access



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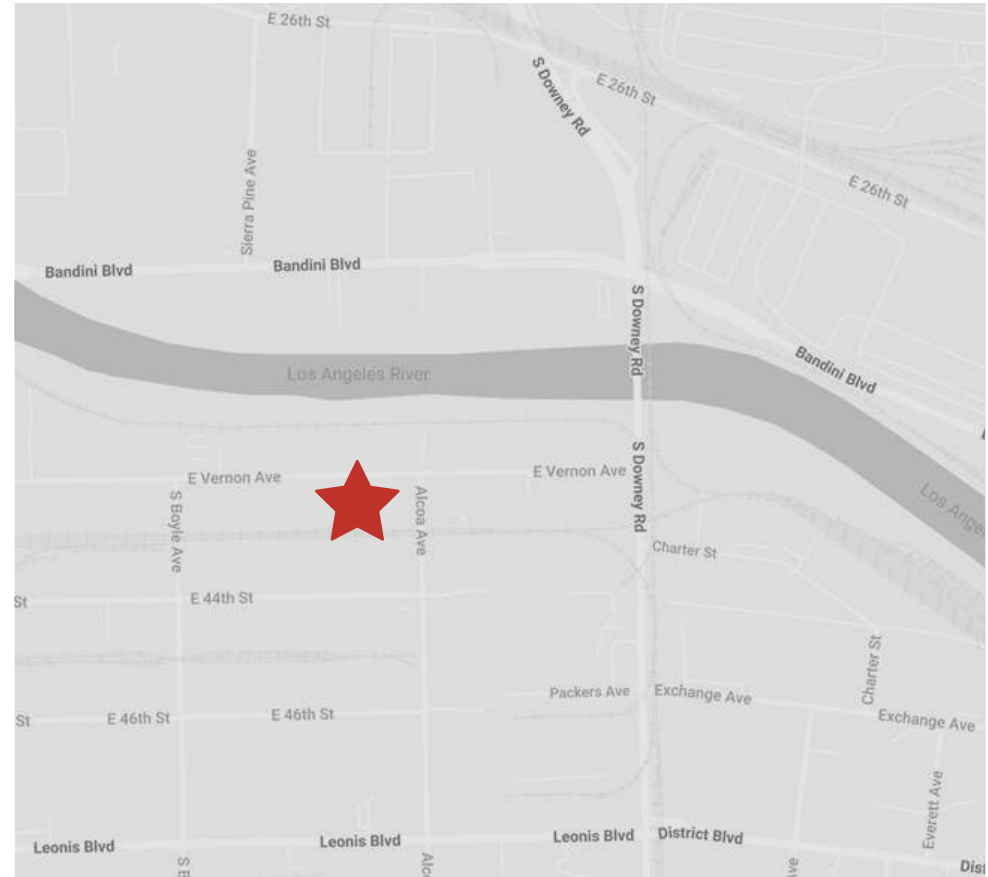
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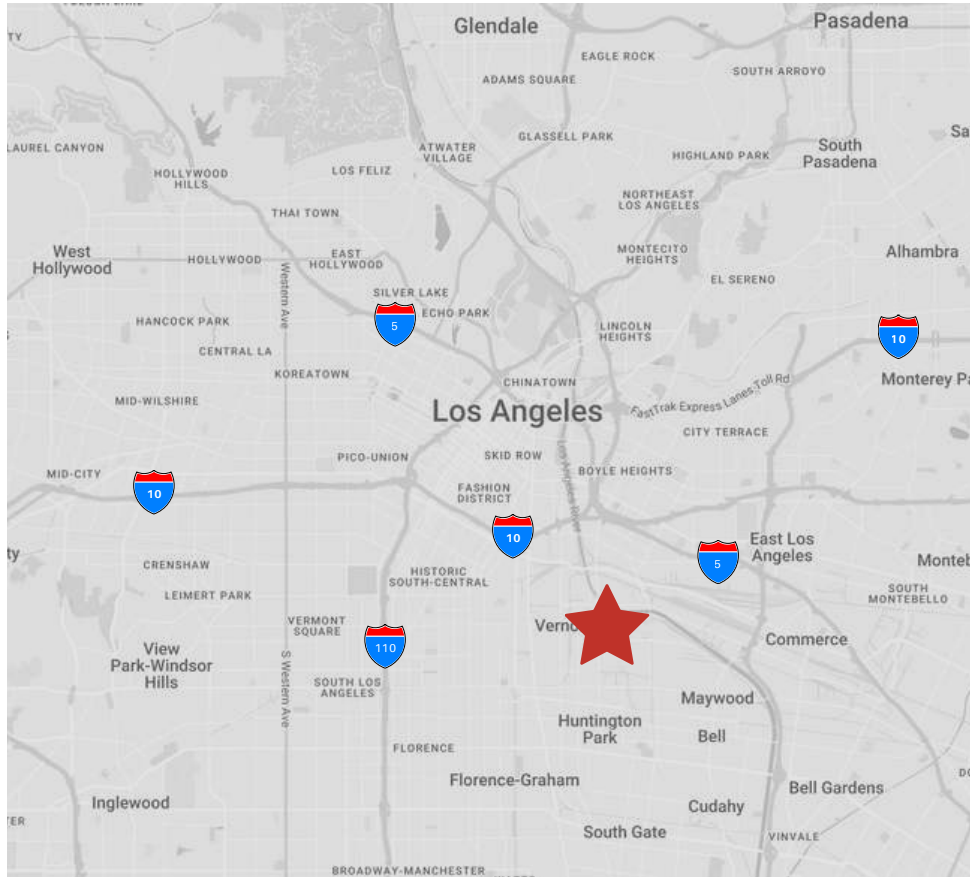
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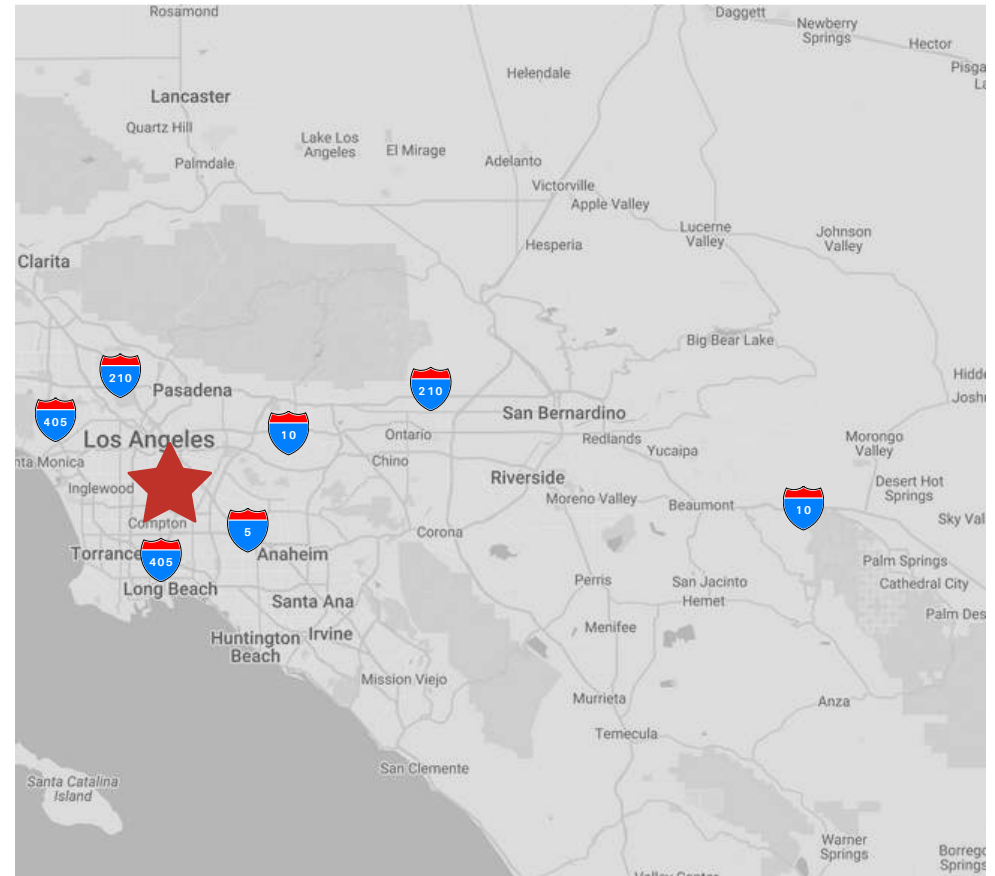
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