

Available SF 11,286 SF

Industrial For Sublease

Building Size 102,535 SF



Property Name: 26th Street Industrial Complex
Address: 3736 E 26th St, Vernon, CA 90058
Cross Streets: S Downey Rd/ E 26th St

Sublease Through 02/28/2027

Excellent North Vernon Location

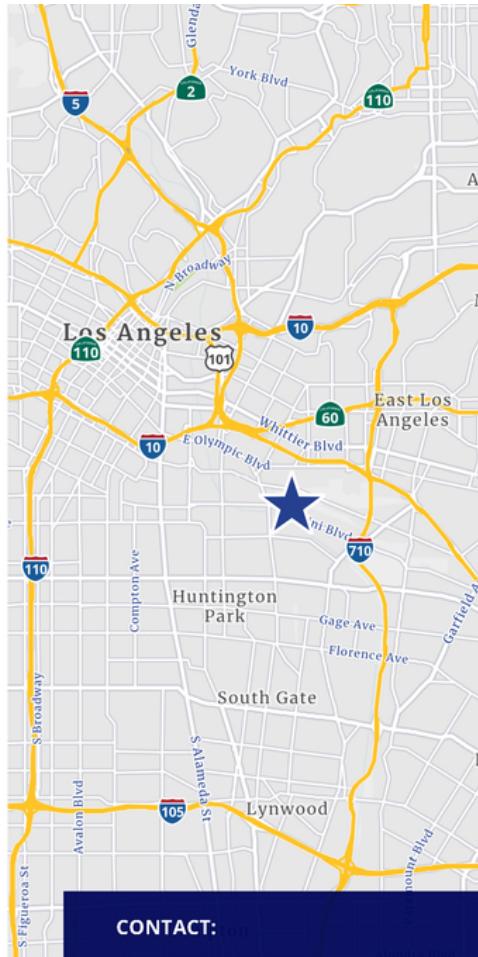
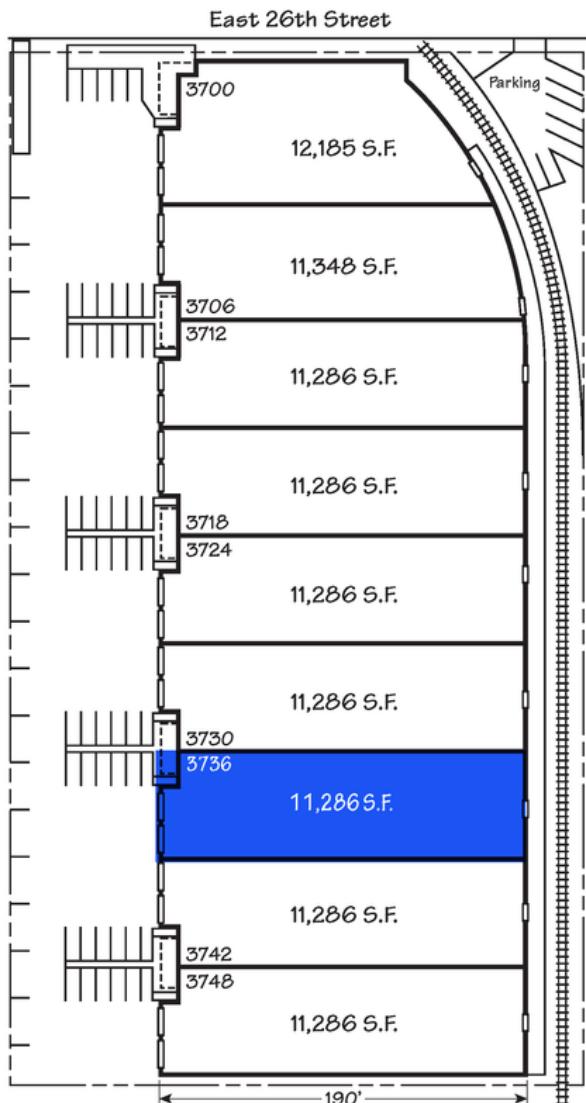
4 Dock High Positions

18' Foot Ceiling Clearance

Lease Rate/Mo:	\$11,850	Sprinklered:	Yes	Office SF / #:	1,100 SF / 3
Lease Rate/SF:	\$1.05	Clear Height:	18'	Restrooms:	3
Lease Type:	Gross / Op. Ex: \$0.08	GL Doors/Dim:	0	Office HVAC:	Heat & AC
Available SF:	11,286 SF	DH Doors/Dim:	4 / 10'x16', 12'x16'	Finished Ofc Mezz:	0 SF
Minimum SF:	11,286 SF	A: 100 V: 120/240 O: 1 W: 3		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TIFF UP	Unfinished Mezz:	0 SF
Term:	02/28/2027	Const Status/Year Blt:	Existing / 1967	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	6 / Ratio: 0.5:1/	Vacant:	Yes
Taxes:	\$116,742 / 2024	Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Distribution	Market/Submarket:	Commerce/Vernon
Zoning:	M			APN#:	5192-030-004
Listing Company:	Colliers				
Agents:	Alex Blecksmith 323-278-3132				
Listing #:	43991816	Listing Date:	12/10/2025	FTCF:	CB000N000S000/AOAA
Notes:	Call broker for commission information. Estimated CAM Charge: \$0.08 PSF. Master lease expires February 28, 2027. Longer Term Possible. Subtenant to verify all information contained herein.				

3736 E. 26th Street Vernon, CA

Site Plan



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