

# FOR SUBLEASE

## ±35,103 SF

### FREE STANDING

### REFRIGERATED FOOD

### FACILITY

# 3268

E VERNON AVE  
VERNON, CA 90058

#### PRICING SUMMARY:

**LEASE RATE ▶**

**\$76,524.54 / MO**

**\$2.18 PSF NNN / OPEX \$0.880**



## PROPERTY HIGHLIGHTS



**STATE-OF-THE-ART  
REFRIGERATED  
FOOD FACILITY**



**LARGE FENCED YARD**



**10 DOCK HIGH  
POSITIONS W/DOCK  
SEALS AND LEVELERS**



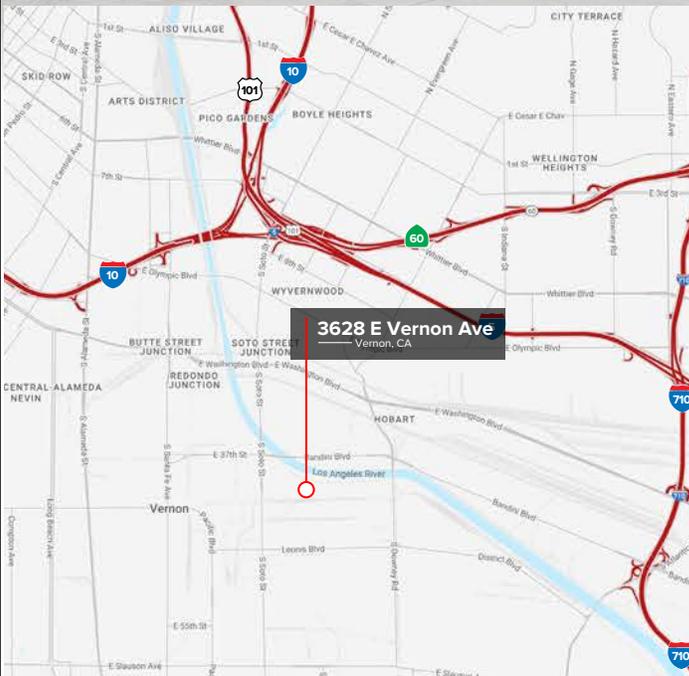
**MASTER  
REFRIGERATION  
CONTROL SYSTEM**



**SUBLEASE TERM  
THROUGH 10/01/2026**



**CENTRAL VERNON  
LOCATION – HEART OF  
THE PRODUCE DISTRICT**



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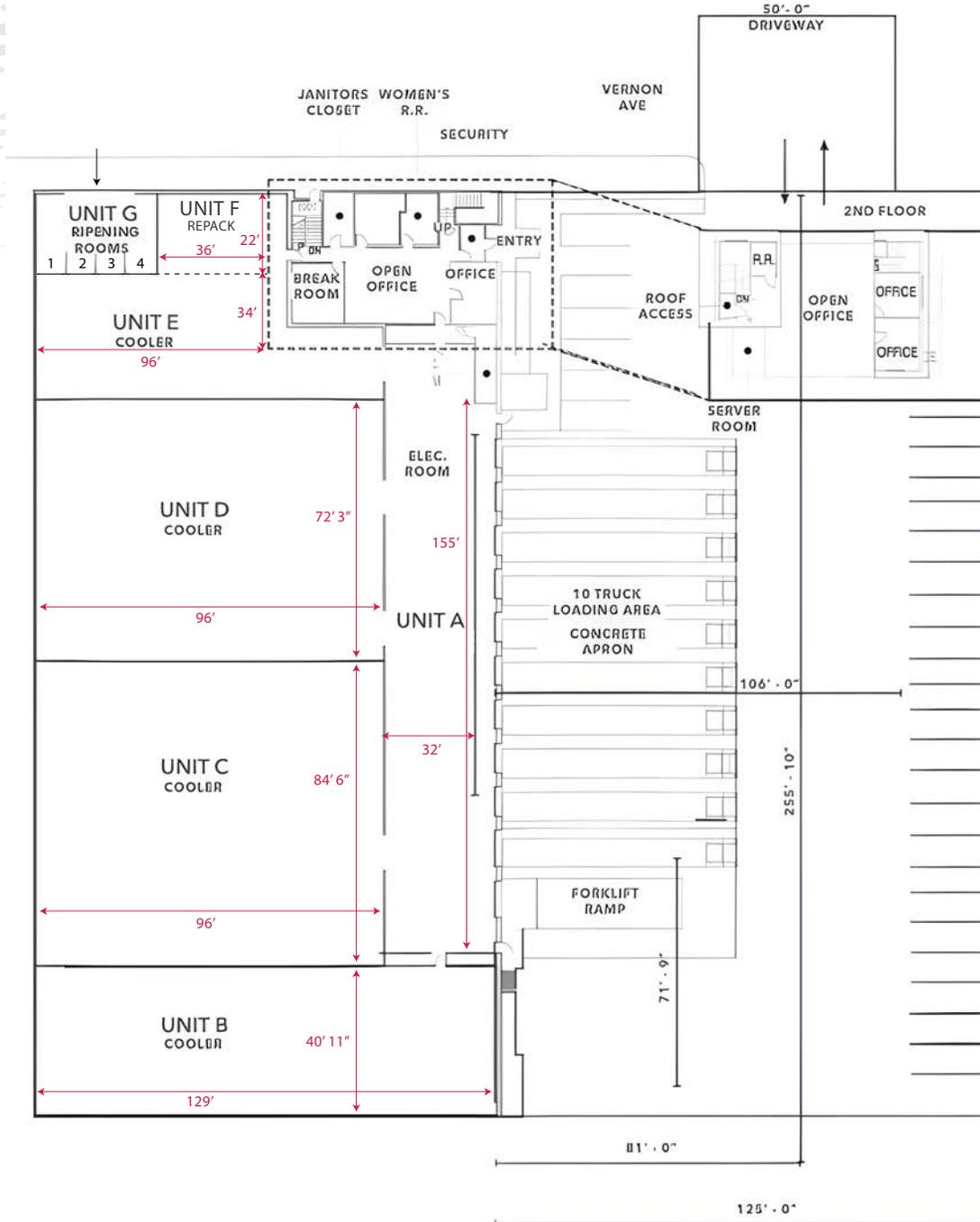
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# ±35,103 SF Free Standing Refrigerated Food Facility

3268 E VERNON AVENUE • VERNON

## PROPERTY SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate.

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