

**FOR  
LEASE**

**±14,726<sup>SF</sup> INDUSTRIAL BUILDING**  
5166 ALCOA AVE | VERNON, CA 90058

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

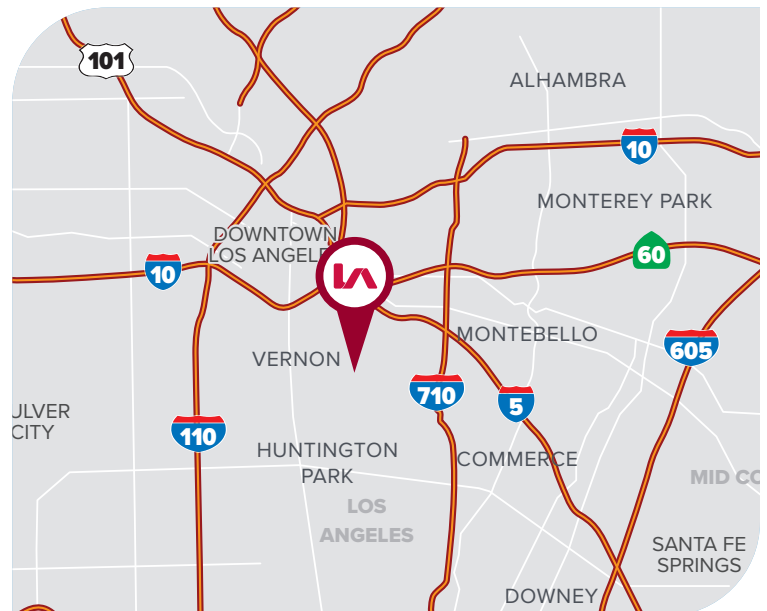


#### PROPERTY HIGHLIGHTS

- Owner will Consider a Sale (±63K SF on ±106K SF of Land)
- ± 2,500 SF BONUS Finished Mezz (Not Included in SF)
- Central Vernon - Clear Span Warehouse - Excellent Condition
- Prime Location - Easy Accessibility Throughout
- 16' Clear - 3-GL Loading Doors - Heavy Power (600 Amps)
- Calculated Sprinkler System (.30 GPM / 2,000 SF)
- Fully Fenced & Secured Yard (±23 Parking Spaces)
- Flexible Office Sizing (±966 SF Can Be Excluded)
- Ownership Needs 30-60 Days to Vacate

#### RATE SUMMARY

**LEASE RATE** | **\$1.28 GRS**  
**MONTHLY RENT** | **\$18,849.28 / Mo GRS**



FOR MORE INFORMATION, PLEASE CONTACT



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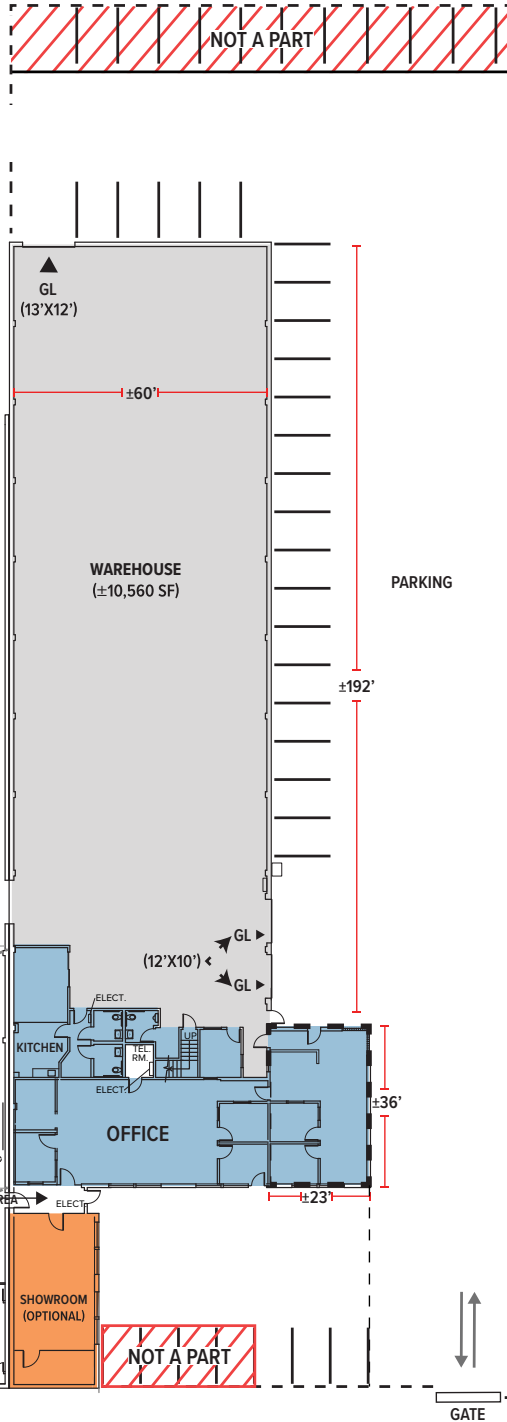
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### PROPERTY SUMMARY

<b>TOTAL BUILDING SF</b>	±14,726 SF
<b>TOTAL LAND SF</b>	Part of Larger
<b>CLEAR HEIGHT</b>	16' Clear
<b>GL DOORS</b>	3 Ground Level Doors
<b>OFFICES</b>	±3,200 SF - ±4,166 SF
<b>RESTROOMS</b>	3 Total
<b>SPRINKLERED</b>	Yes (.30 GPM / 2,000 SF)
<b>POWER</b>	600 Amps @ 480 Volts (Verify)
<b>YEAR BUILT</b>	1989
<b>APN</b>	6310-002-036
<b>ZONING</b>	VEM*
<b>CURRENT USE</b>	Storage / Manufacturing
<b>CONSTRUCTION</b>	Concrete Block
<b>PARKING</b>	23 Spaces / Ratio: 1.56:1,000

### BUILDING SUMMARY

<b>WAREHOUSE</b>	±10,560 SF
<b>"BONUS" MEZZ</b>	±2,500 SF
<b>SHOWROOM (OPTIONAL)</b>	±966 SF
<b>OFFICES</b>	±3,200 SF
<b>TOTAL</b>	±17,226 SF

\* Contact Broker for Sale Potential.  
Entire Property: ±63K SF on ±106K SF of Land.

ALCOA AVE

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

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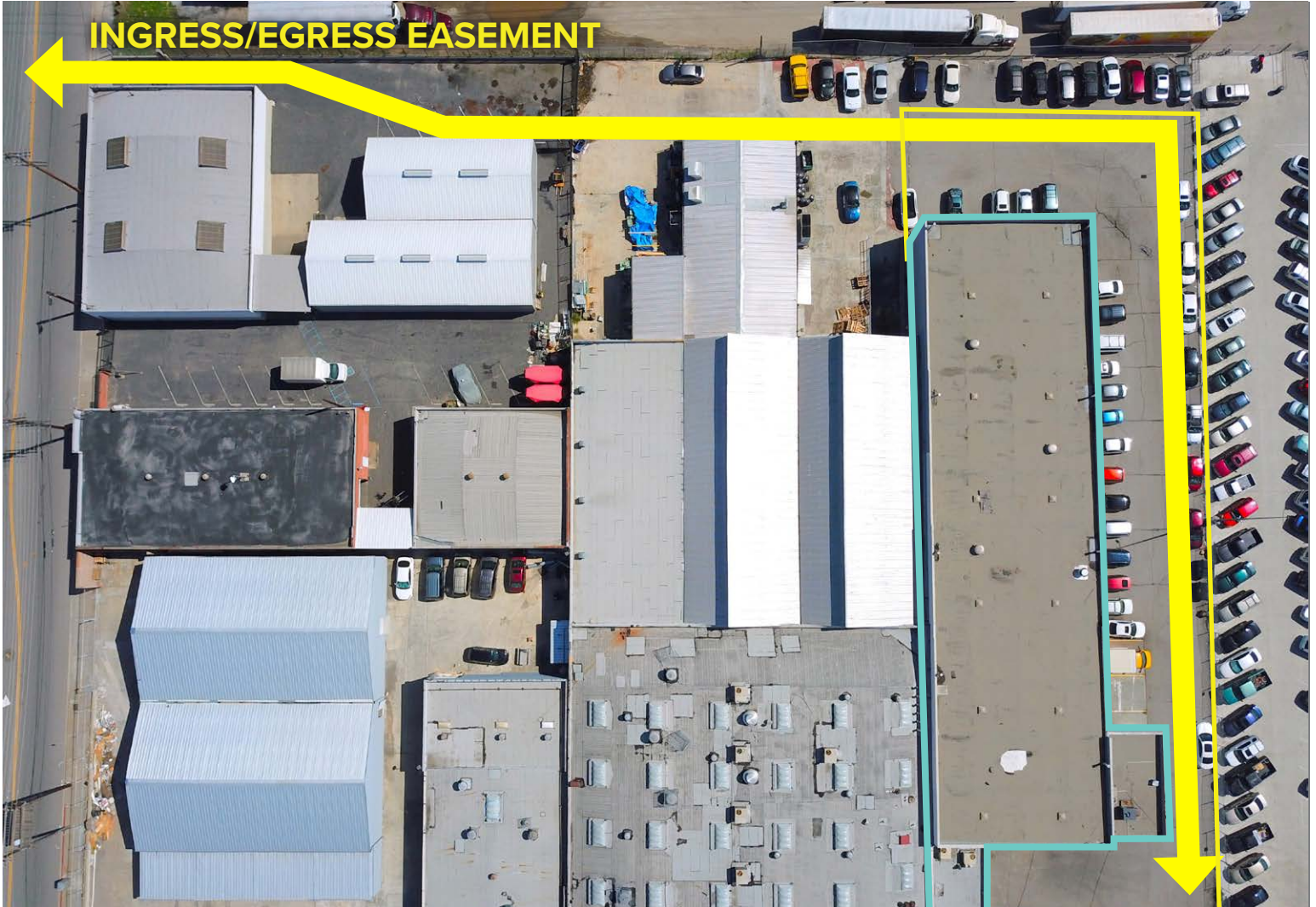
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**BONUS MEZZ. +2,500 SF**



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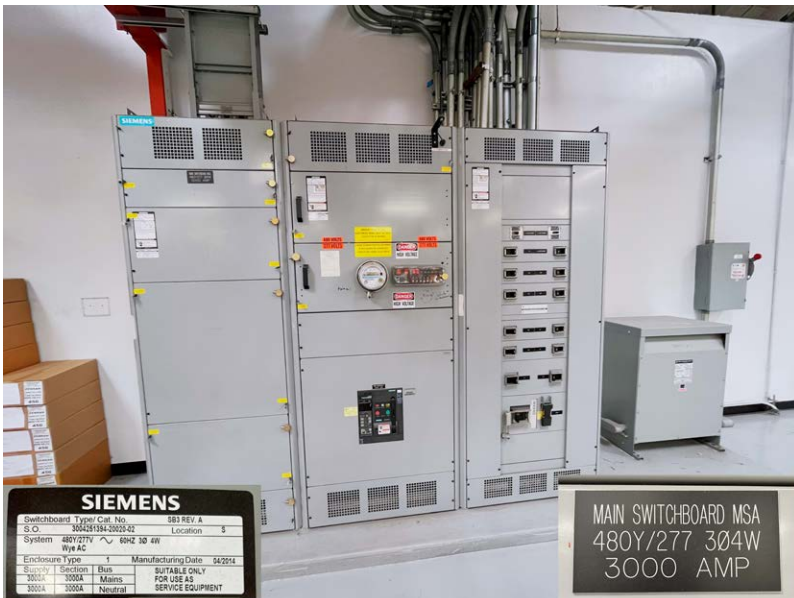


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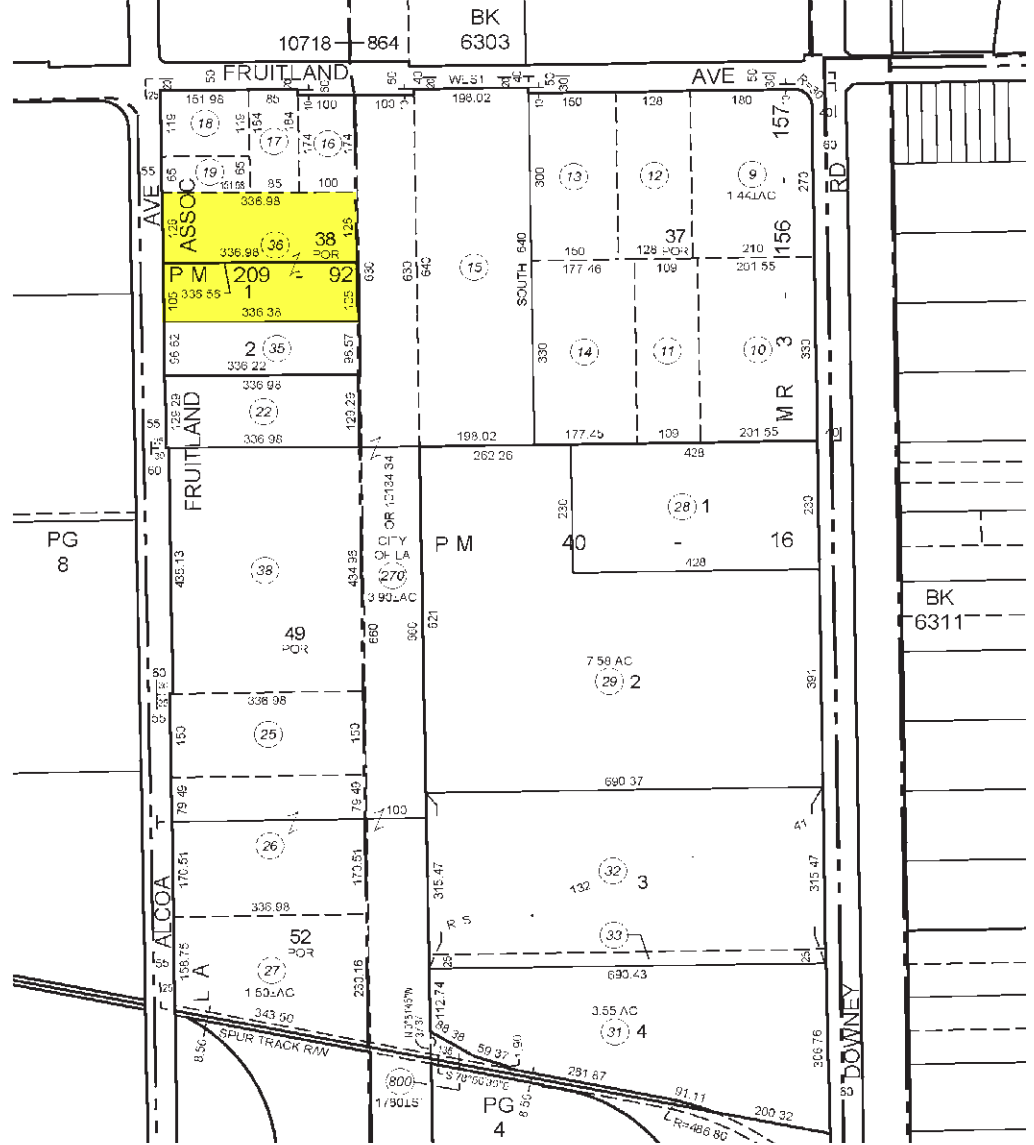
## PARCEL MAP

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2021



MAPPING AND GIS SERVICES  
SCALE 1" = 200'



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