

# 3305 E Vernon Ave

Vernon, CA 90058



**BASEMENT  
SPACE FOR  
SUBLEASE**

Free Standing USDA Food Processing Facility Located in  
the Central Food Belt of Vernon & minutes from DTLA

**Nick Arnst**  
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## Features

**AVAILABLE** ±16,970 SF Basement Space

**YEAR BUILT** 1980 | R 2006

**CLEAR HEIGHT** 12' - 14'

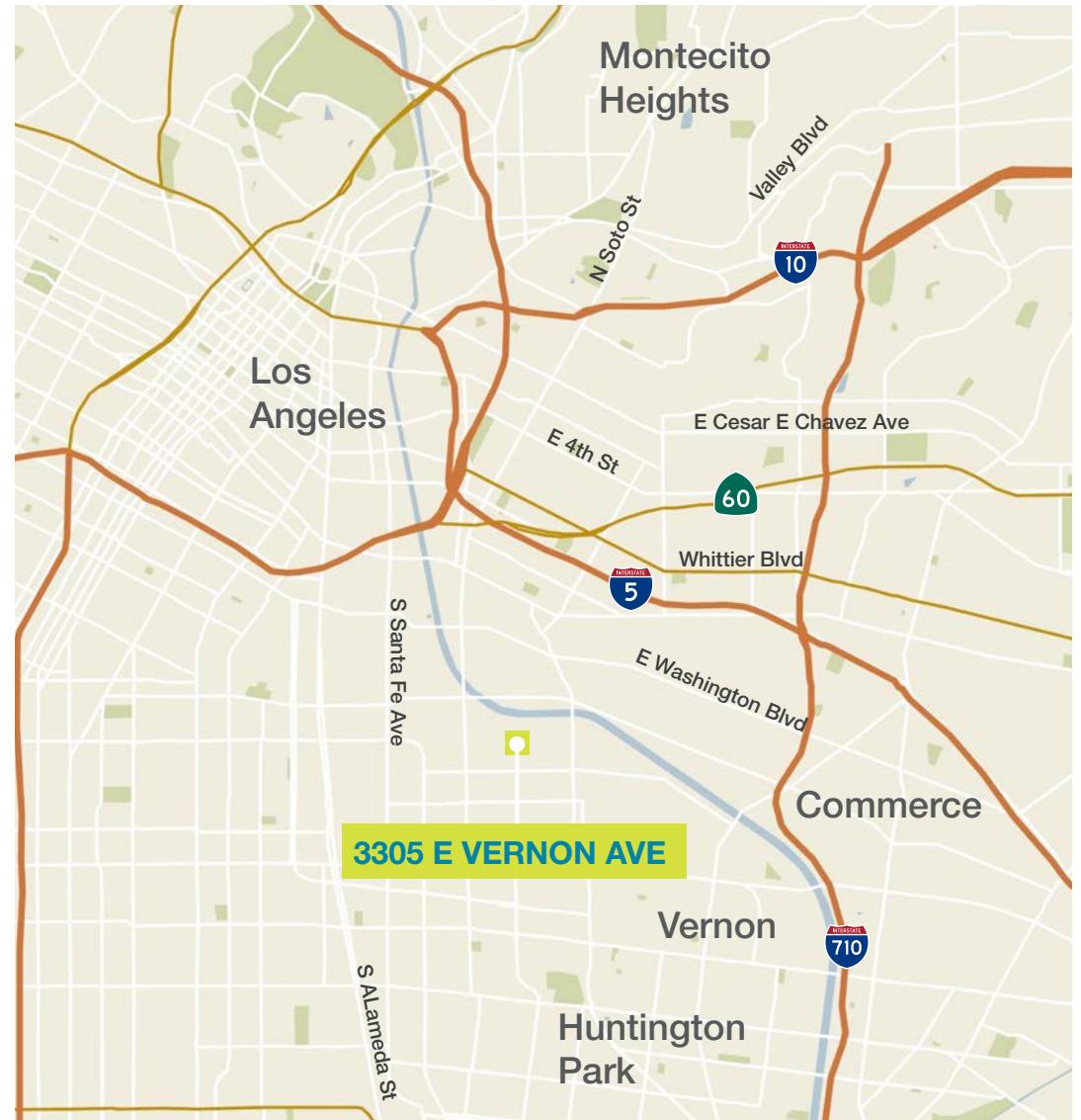
**ELEVATOR** 8 Pallets

**SPRINKLERED** Yes

**FEATURES** Processing space, test kitchen, heavy power, industrial waste permits, cooking hoods, boilers available

**DOCK HIGH/DIM** TBD

**CONSTRUCTION TYPE** Concrete (poured)



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Free Standing USDA FOOD PROCESSING FACILITY FOR sublease located in the central food belt of Vernon and minutes from DTLA. Properties includes freezers, Cooler, Processing Rooms, Refrigerated Dock, cooking areas and 8 DH Positions. Basement space only consisting of approximately 16,970 SF.

## THE OFFERING

Sublease term thru 2/28/2023

### PRICING SUMMARY

AVAILABLE	±16,970 SF of basement processing space for sublease
FORMER TENANT	Real Mex   100% Renovated in 2006
IDEAL USE	For processing, packing, cooking, prepping & kitchen uses
ELEVATOR	Brand new elevator, holds up to 8 pallets & single lift elevator included
PARKING	Fenced & fully secured parking, additional parking for additional fee.
FREEZER	First floor freezer space available for additional charge Blast Freezer capability, additional storage available
LOCATION	5 minutes south of DTLA   Located in the heart of the food district

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### PRICING SUMMARY

→ Processing Lease Price: \$16,185 per month - \$2.32 PSF

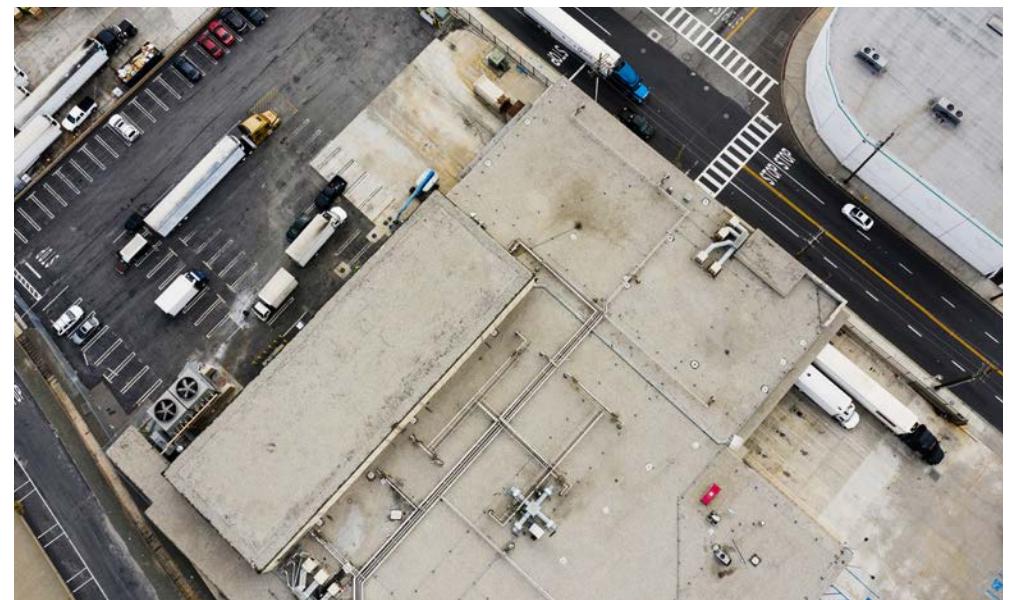
→ Common Area Charge: \$0.45 PSF

\*Common areas include restrooms, locker rooms, hallways, elevators, parking lots, lobbies, loading docks, stairway, resting areas, and other common spaces

→ Dry Lease Price: \$10,000 per month - \$1.00 PSF fixed rate

→ CAM Charge: \$0.18 PSF

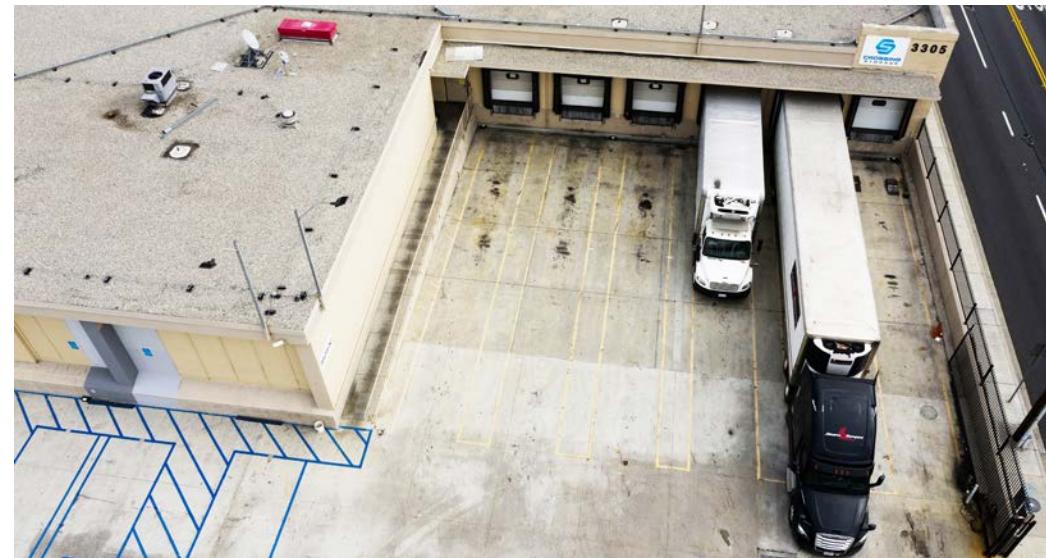
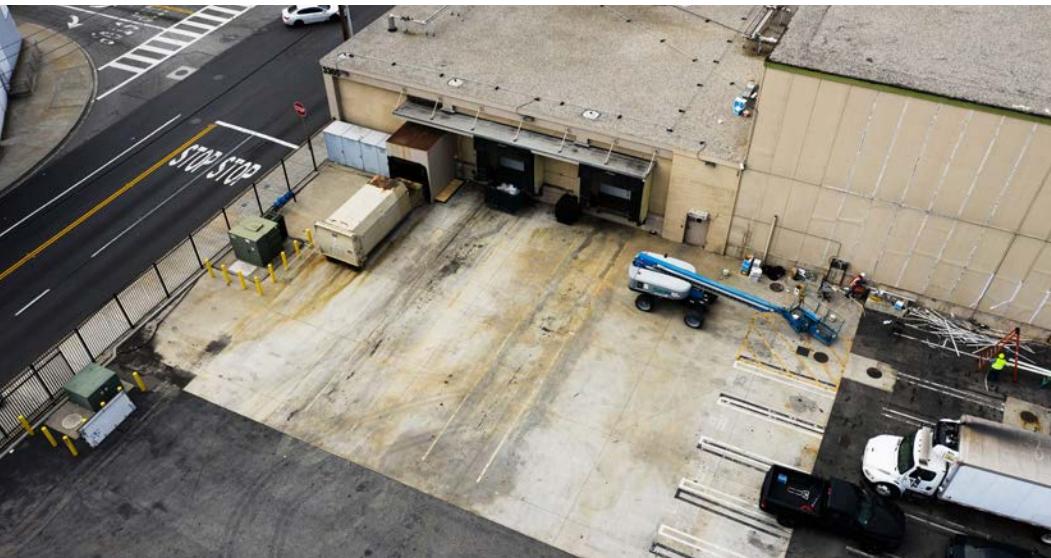
\*CAM includes, but not limited to; security services, janitorial services, trash, internet, WIFI, water purifier, refrigeration services, pest control services, elevator services, fire ext. annual services, HVAC services, and conditional operation/ improvement expenses in common area



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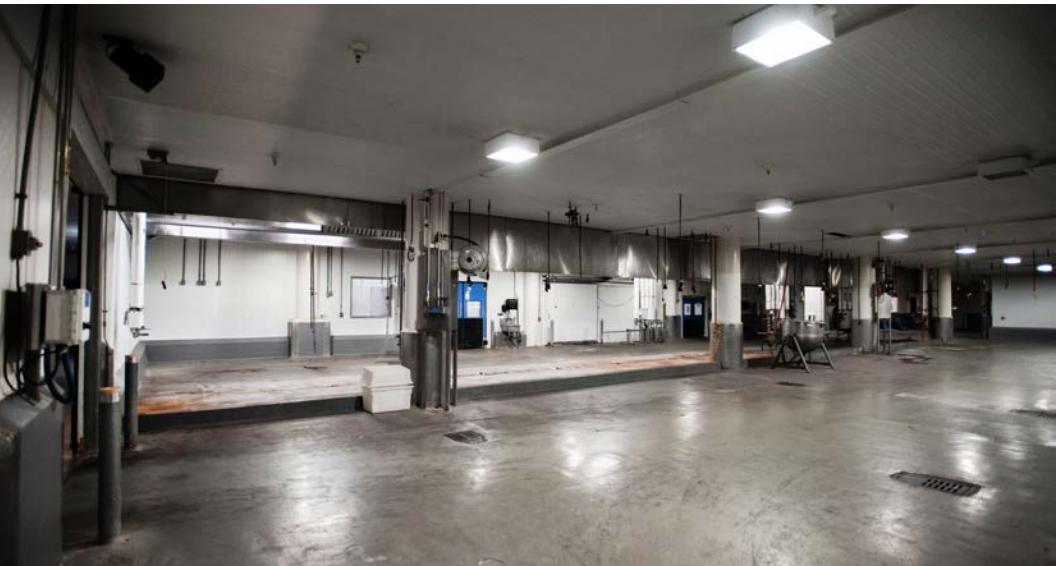
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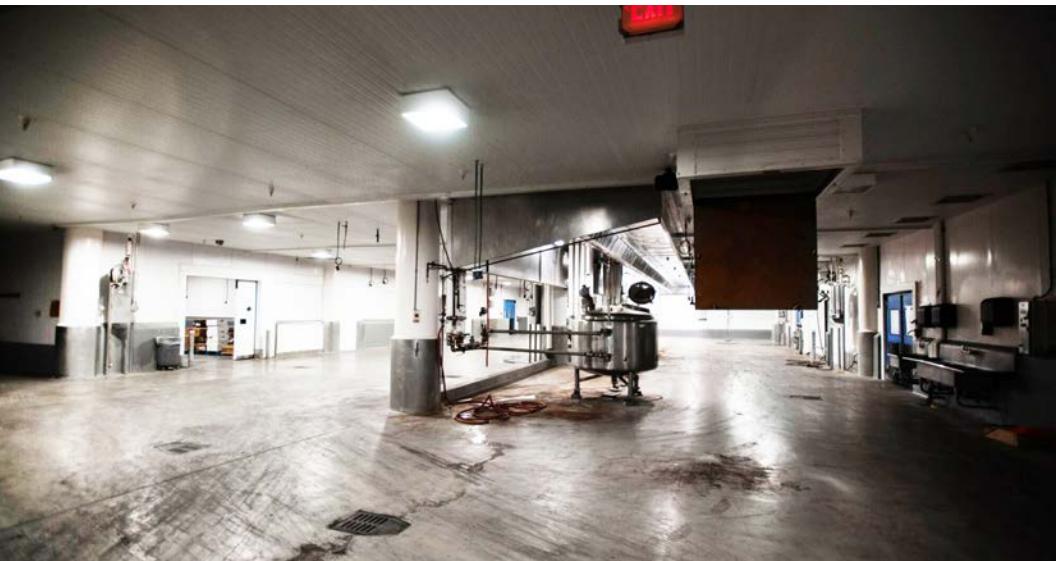
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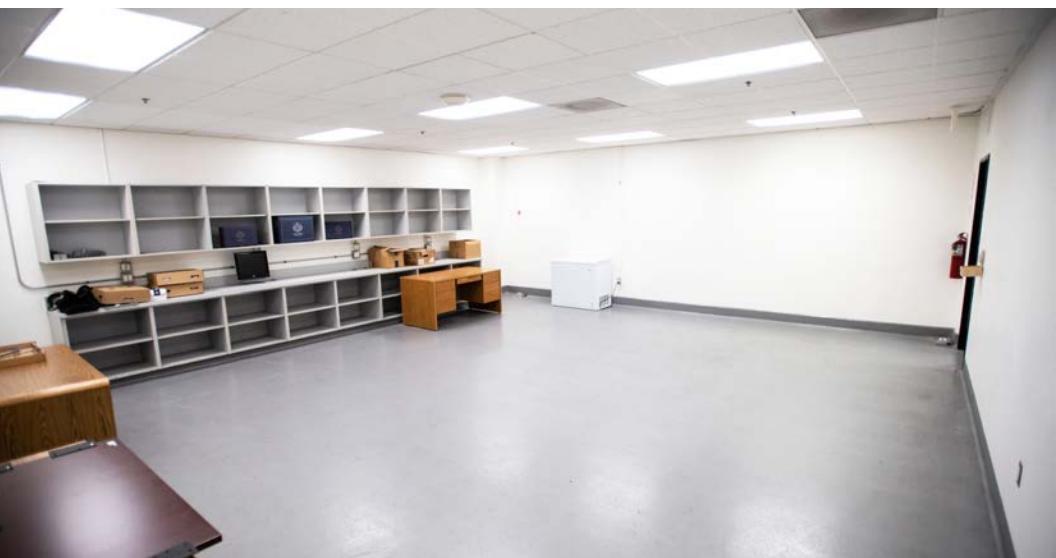
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## Floor Plan



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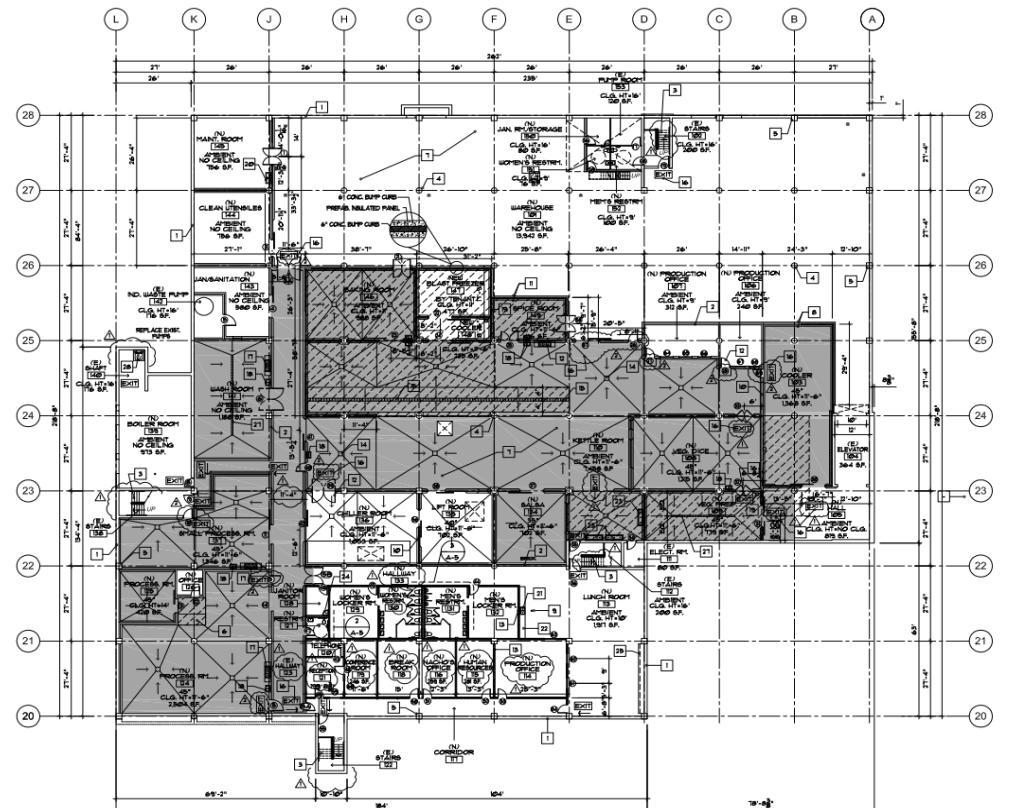
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# Site Plan



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