

Available SF 20,853 SF

Industrial For Lease & For Sale

Building Size 20,853 SF


Address: 2646 S Downey Rd, Vernon, CA 90058

Cross Streets: S Downey Rd/E 26th St

Fully Refurbished Cold Storage Facility (2020)
 5 Coolers-Totaling ±9,000 SF
 5 Separate Temp. Controlled Zones-Down to 29°F
 16' Clear Height & Fully Sprinklered
 5 Dock-High Loading Positions w/ Load Levelers
 New 600A Power, Loading Doors, Lighting & Paving

Lease Rate/Mo: \$45,877
Lease Rate/SF: \$2.20
Lease Type: Gross
Available SF: 20,853 SF
Minimum SF: 20,853 SF
Prop Lot Size: 1 Acre / 43,534 SF
Term: 3-5 Years
Sale Price: \$6,500,000.00
Sale Price/SF: \$311.71
Taxes: \$50,305 / 2024
Yard: Fenced / Paved
Zoning: M

Sprinklered: Yes
Clear Height: 16'
GL Doors/Dim: 3
DH Doors/Dim: 5
A: 600 V: 277/480 O: 3 W: 4
Construction Type: STEEL
Const Status/Year Blt: Existing / 1960

Whse HVAC: No
Parking Spaces: 15 / **Ratio:** 0.7:1
Rail Service: No
Specific Use: Cold Storage

Office SF / #: 1,600 SF / 5
Restrooms: 3
Office HVAC: Heat & AC
Finished Ofc Mezz: 600 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 60 Days
Vacant: No
To Show: Call broker
Market/Submarket: Commerce/Vernon
APN#: 5192025013

Listing Company: Lee & Associates

Agents: [Tony Naples 818-395-4373](#), [Mattison Behr 818-434-9116](#)
Listing #: 41373228

Listing Date: 11/01/2024

FTCF: CB000N00S000

Notes: Call brokers for commission information. Tenant to verify all including building/land square footage, permitted office size, dates of construction, clear height, power, sprinkler calculation, zoning, permitting and permitted uses, ADA compliance, parking, building and roof condition, HVAC, access, encroachments, floor load and taxes. Tenant to obtain business license and confirm zoning and use.



FOR LEASE
±20,853^{SF} COLD STORAGE BUILDING
 2646 S DOWNEY RD | VERNON, CA, 90058

LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES

PROPERTY SUMMARY

TOTAL BUILDING SF	±20,853 SF
TOTAL LAND SF	±43,996 SF (1.01 Acres)
CLEAR HEIGHT	±16'
DH/GL DOORS	5 DH / 4 GL
OFFICES	±2,200 SF (1,600 SF on 1 st Flr.)
POWER (Verify)	600 Amp, 277/480V, 4W, 3Ph
SPRINKLERED	Yes
RESTROOMS	3
CONSTRUCTION	Metal
YEAR BUILT	1952 / R2020
APN	5192-025-013
ZONING	VEM*
CURRENT USE	Cold Storage / Produce Dist.


BUILDING AREA

WAREHOUSE (DRY)	±9,653 SF
COOLER SPACE	±9,000 SF
OFFICE (1ST FLOOR)	±1,600 SF
OFFICE (MEZZANINE)	±600 SF
TOTAL BLDG SF	±20,853 SF
TOTAL LAND SF	±43,996 SF

FOR MORE INFORMATION, PLEASE CONTACT

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


TONY NAPLES

 Senior Vice President | LIC. NO. 01810348
 e: tnaples@lee-associates.com
 o: 818.395.4373

MATTISON BEHR

 Agent | LIC. NO. 02090564
 e: mbehr@lee-associates.com
 o: 818.434.9116

 Lee & Associates® Los Angeles, Inc. | 1201 North Main Street
 Los Angeles, CA 90012

LEE-ASSOCIATES.COM

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.


Tony Naples
tnaples@lee-associates.com
 818-395-4373