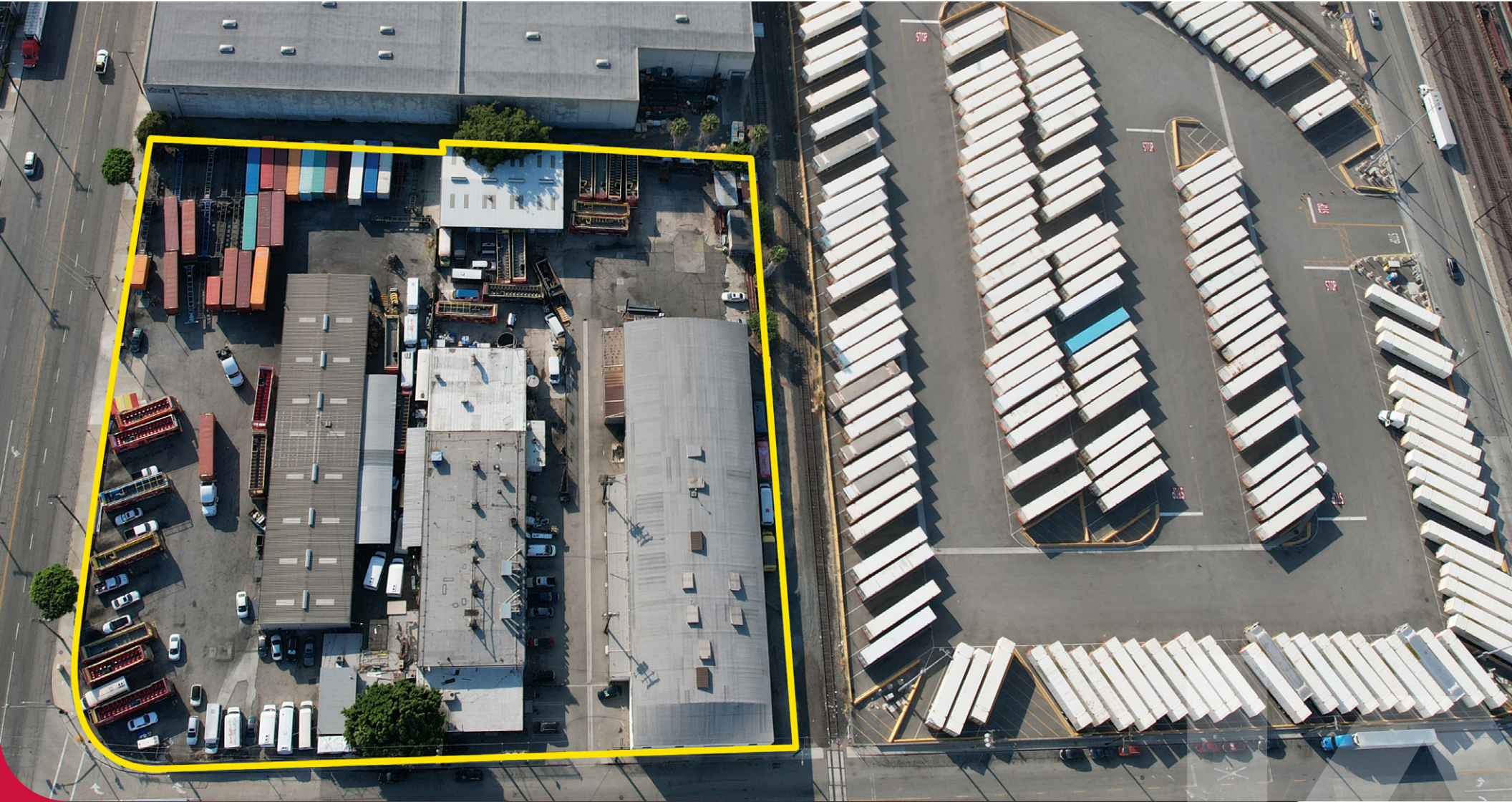


# FOR LEASE

±169,196 SF OF LAND



4221 BANDINI BLVD | VERNON | CA 90058

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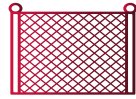


±169,196 SF OF LAND

# FOR LEASE



Rare Vernon  
Trucking Corridor  
Location



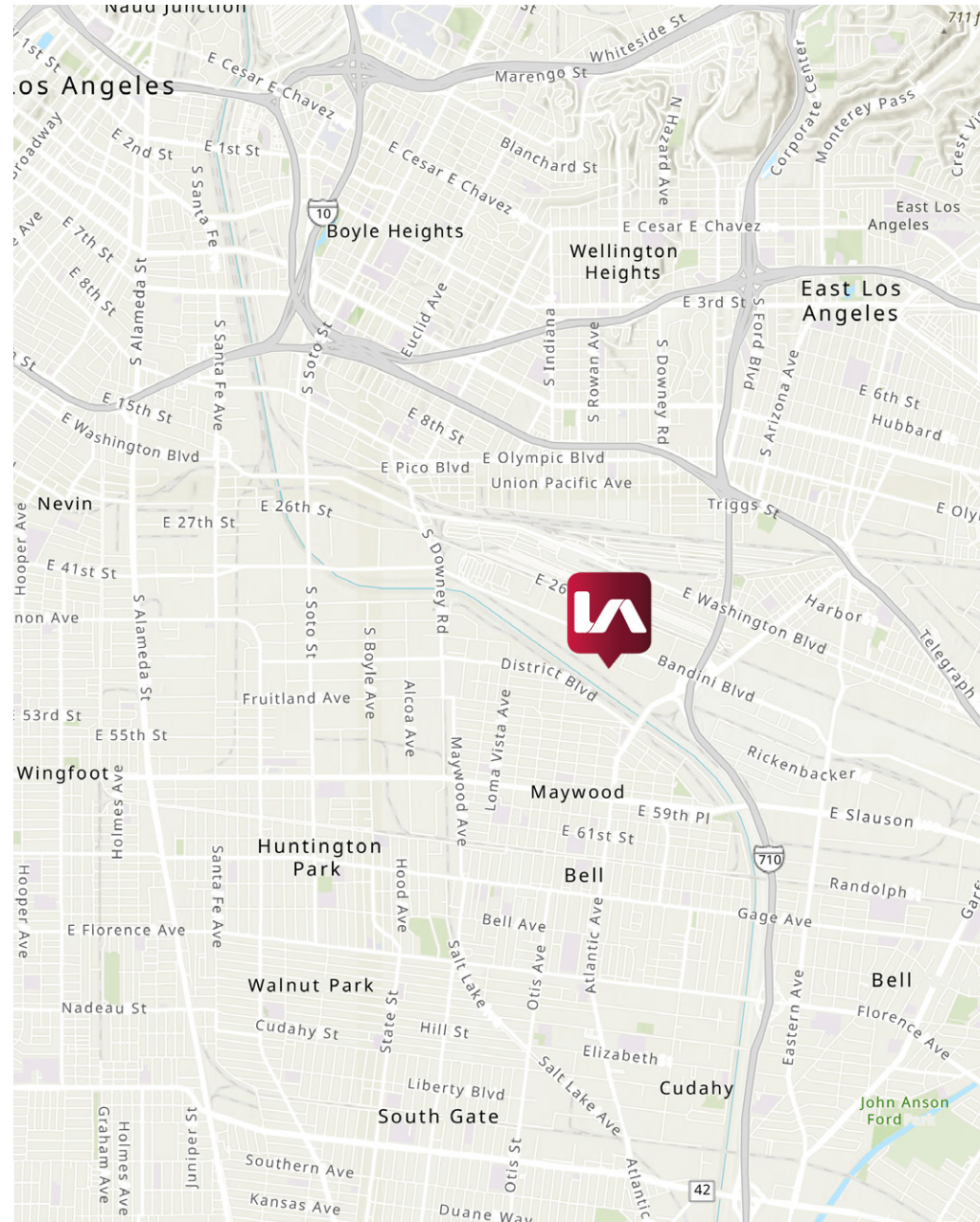
Paved, Fenced and Lit



BNSF-Hobart  
Contiguous



Delivered With or  
Without Buildings



±169,196 SF OF LAND

# FOR LEASE

Property Information			
Available SF	±169,196	Electric	Yes
Building SF	±51,709	Fiber	No
Yard	Yes	Specific Use	Industrial
Gas	Yes	Zoning	VEM
Water	Yes	Market Area	LA Central
Sewer	Yes	APN	5243-020-024

Address	Year Built	Area*	Construction/Use
2701 Bonnie Beach Pl.	1950's	22,631 SF	Pre-engineered metal / Manufacturing.
2703 Bonnie Beach Pl.	2003	5,230 SF	Pre-engineered metal / Storage.
2713 Bonnie Beach Pl.	1950's	16,025 SF	Wood framed / Garment washing.
2715 Bonnie Beach Pl.	1991	11,225 SF	Pre-engineered metal / Vehicle maintenance.
<b>Total Area:</b>		<b>55,111 SF</b>	

\*Building area as measured on Google Earth website.

**Zoning** — The property is currently zoned General Industry with Truck and Freight Terminal (T) Overlay Zone. The General Industry (I) Zone is intended to provide for the orderly development and operation of most types of Industrial Use and to promote the concentration of such uses in a manner that will foster mutually beneficial relationships with each other. The regulation of uses and establishment of Development Standards and Site Planning Standards set forth in the I Zone are those deemed necessary to promote the orderly operation and efficient functioning of the City.

The purpose of the Truck and Freight Terminal (T) Overlay Zone is to permit Truck Terminals, Freight Terminals, Solid Waste, and Hazardous Waste Facilities at limited and specific locations with such land use controls as will adequately accommodate their specialized operations and will minimize traffic, noise, vibration, dust, or odors that are obnoxious to or interfere with the operation of other uses in the I Zone and the other Overlay Zones. The provisions of this T Overlay Zone are intended to ensure that the City will function safely and efficiently and provide an attractive industrial environment.



±169,196 SF OF LAND

# FOR LEASE





±169,196 SF OF LAND

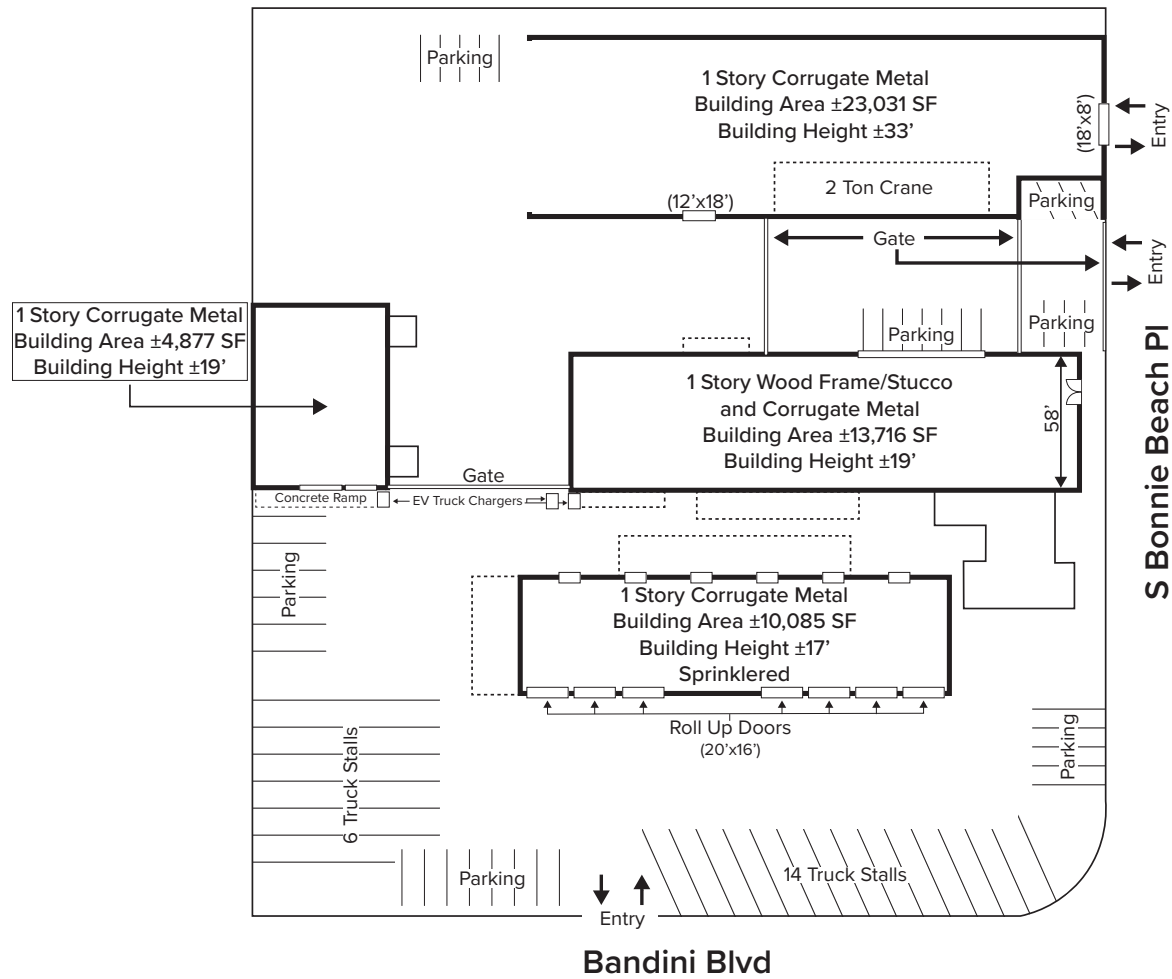
# FOR LEASE





±169,196 SF OF LAND  
**FOR LEASE**

**SITE PLAN**



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

# FOR LEASE

## ±169,196 SF OF LAND

4221 BANDINI BLVD | VERNON, CA 90058

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.