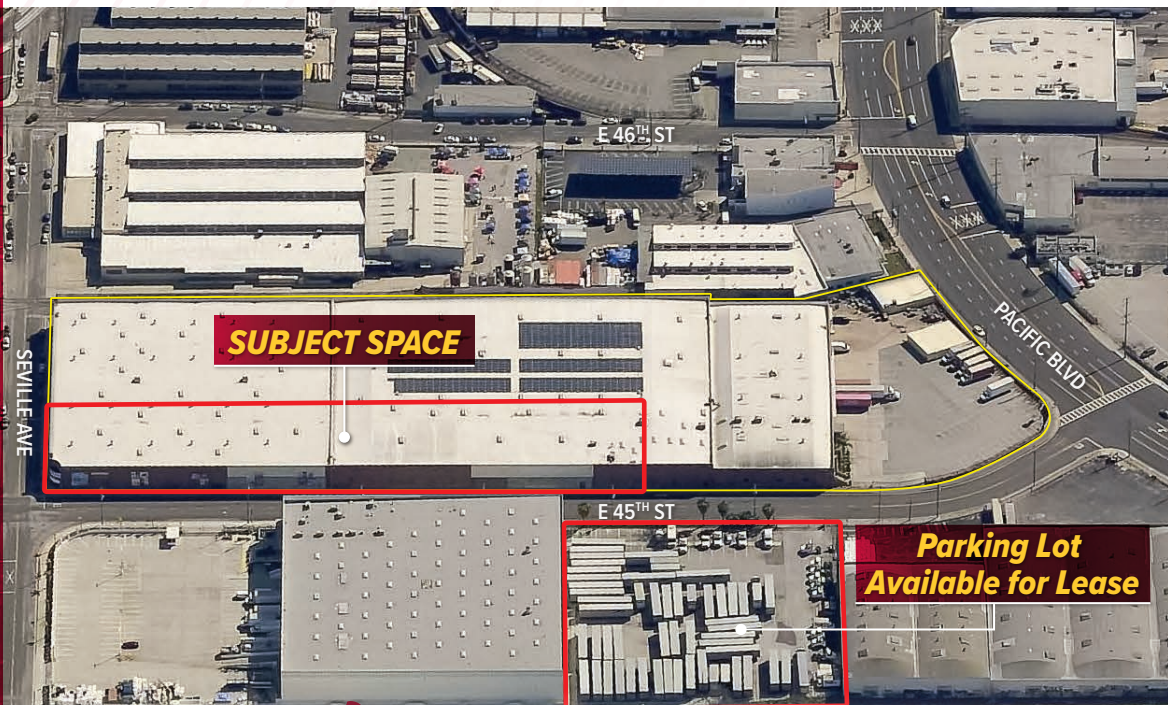


2640

E 45TH ST

VERNON, CA 90058



For Lease

± 40,000 SQ. FT. INDUSTRIAL BUILDING

Building HIGHLIGHTS



Pit Levelers/ Racking Use Included



Approx. 1,464 Pallet Positions



Foil Insulation: 21' Clear



Florescent Lighting



Can Be Leased With or Without 1.76 Acre Truck Parking Across the Street (ADD \$40,500.00/ Month)

Truck Parking HIGHLIGHTS



Excellent Vernon Location



Fully Fenced & Paved w/Lights

Pricing SUMMARY

Lease Rate: \$28,000/Mo or \$0.70 PSF/Mo GRS

Parking Lease Rate: \$40,500/Mo or \$0.52 PSF/Mo GRS



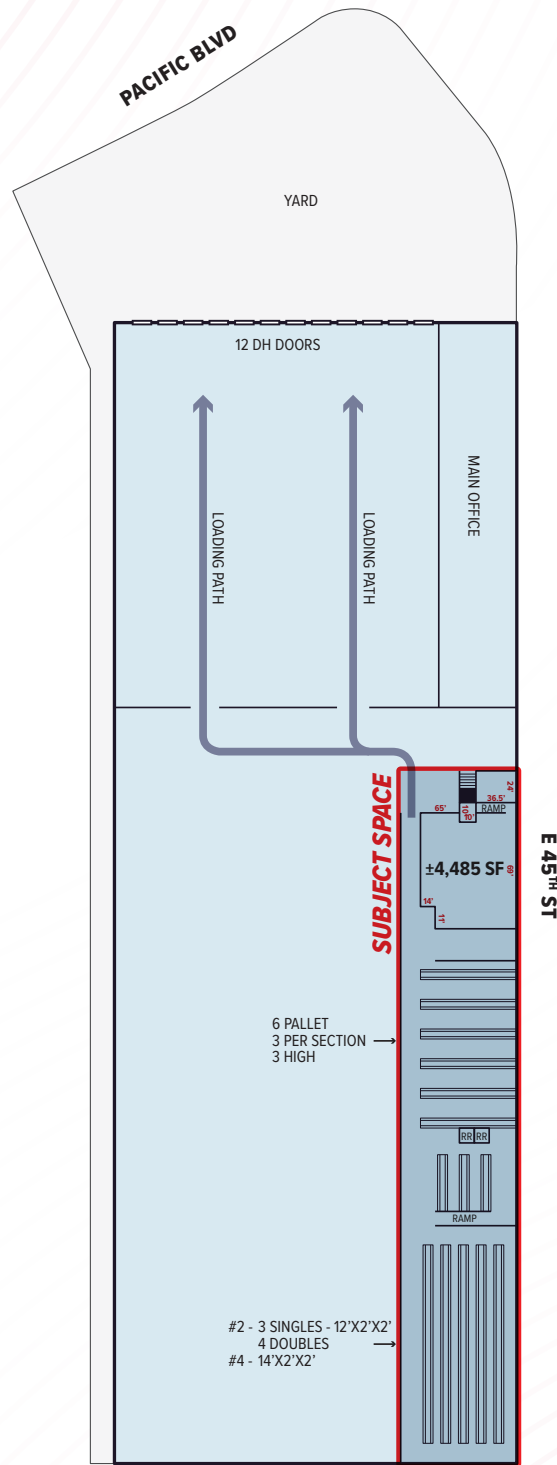
PETER D. BACCI
SIOR | Executive VP, Principal
pbacci@lee-associates.com
323.767.2022
LIC NO 00946253

DAVID BRANDT
Executive VP & Partner
dbrandt@lee-associates.com
323.767.2104
LIC NO 00999100

JAKE POXON
Executive VP, Principal
jpoxon@lee-associates.com
323.767.2055
LIC NO 01968984

ROBERT CUEVAS
Industrial Specialist
rcuevas@lee-associates.com
323.767.2044
LIC NO 02218348

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SITE PLAN

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

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Lee & Associates | Los Angeles Central
 5675 Telegraph Rd, Ste 300, Commerce, CA 90040

LEE-ASSOCIATES.COM
 CORP ID 01125429

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