

INDUSTRIAL FOR SUBLEASE

±11,286^{SF} - ±22,572^{SF} INDUSTRIAL UNITS (2)
3718-3724 E 26TH ST | VERNON, CA 90058
2 SEPARATE UNITS - 4/8 DOCK-HIGH POSITIONS

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



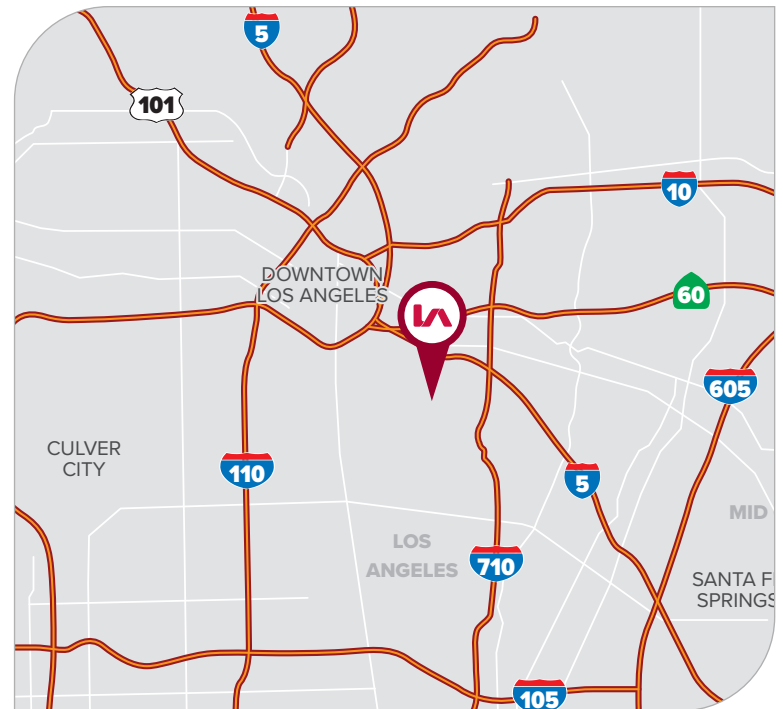
PROPERTY HIGHLIGHTS

- Excellent Northeast Vernon Location
- 2 Available Units - Can Lease Separately
- 4-8 Dock-High Positions - ±17.5' Clear-Height
- Up to ±3,600 SF Office - Sprinklered Building
- Units in Excellent Condition (±11,286 SF Each)
- If Subleasing Only 1 Unit - 15 Days for Possession
- Subleases Terminate November 30, 2026
- Do Not Disturb Tenant - Contact Broker

PRICING SUMMARY

SUBLEASE RATE

\$1.15/SF GRS
(CAMs = ±0.07/SF)



FOR MORE INFORMATION, PLEASE CONTACT



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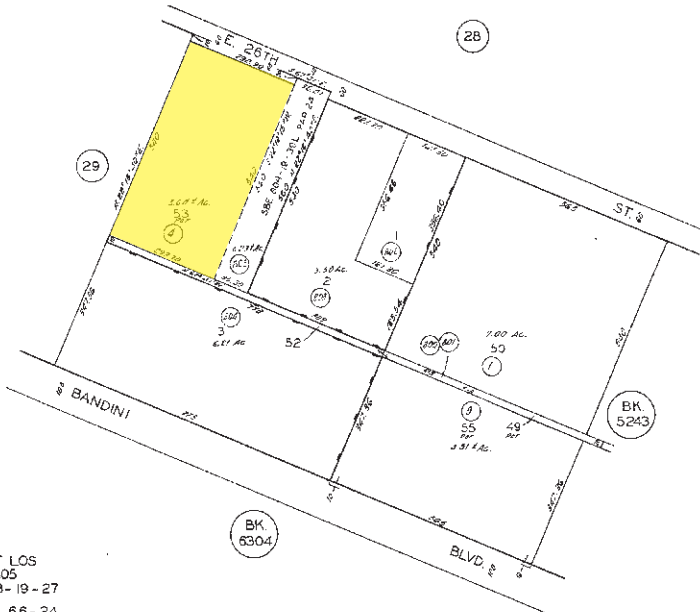
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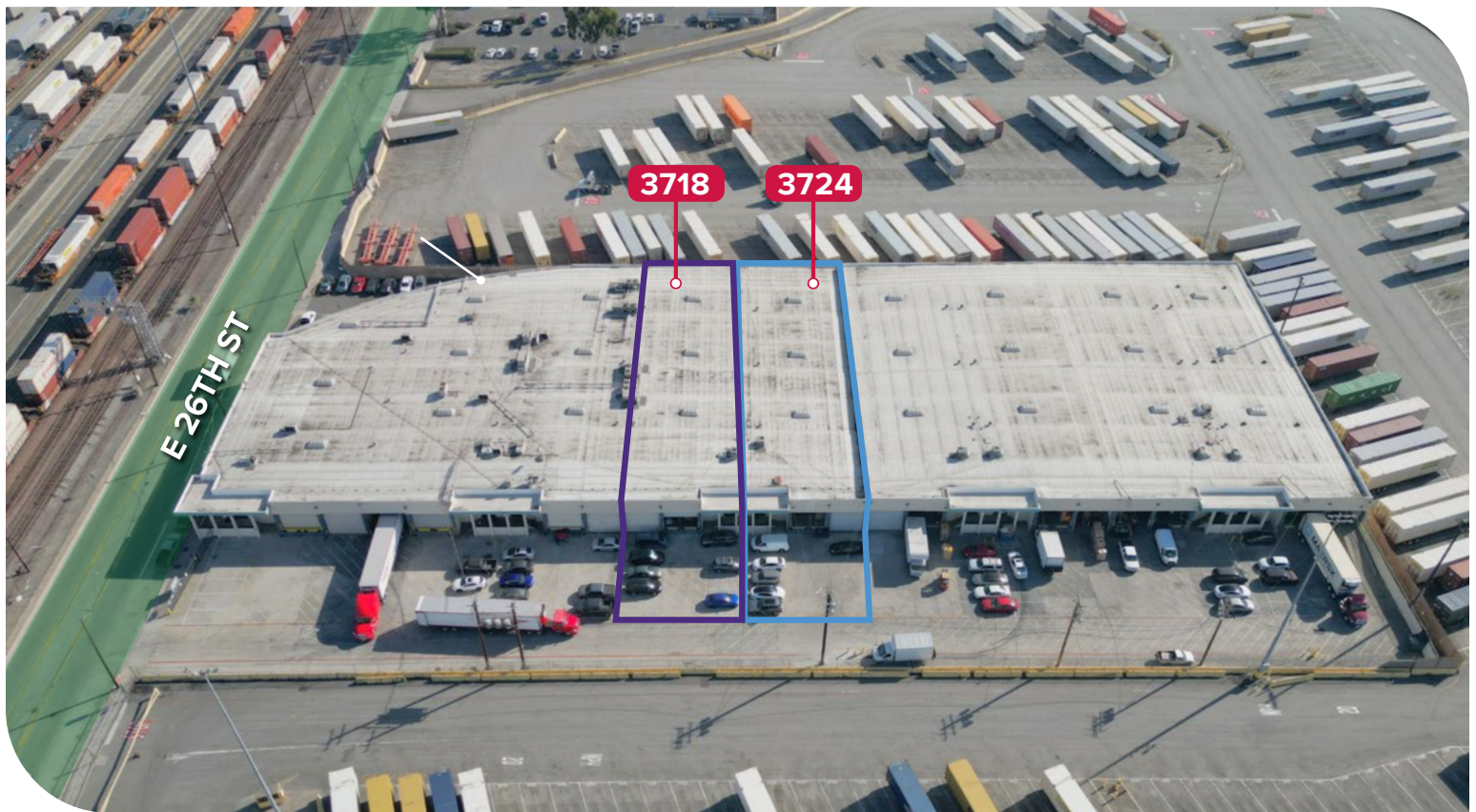
PARCEL MAP



THE COUNTY OF LOS ANGELES
 DIVISION 105
 O.M. 3-19-27
 P.M. 6-21

PROPERTY SUMMARY

3718 UNIT	±11,286 SF (±1,475 SF Off.)
3724 UNIT	±11,286 SF (±1,766 SF Off.)
COMBINED UNITS	±22,572 SF (±3,241 SF Off.)
TOTAL LAND SF	P.O.L.
CLEAR HEIGHT	17.5' Clear-Height
DOCK HIGH DOORS	8 Combined (4/Unit)
POWER (VERIFY)	A: 200 V: 120/240 (Verify)
SPRINKLERS	Yes
PARKING	12 Combined (6/Unit)
ZONING	VEM
CONSTRUCTION	Concrete Tilt-Up
YEAR BUILT	1967
APN	5192-030-004



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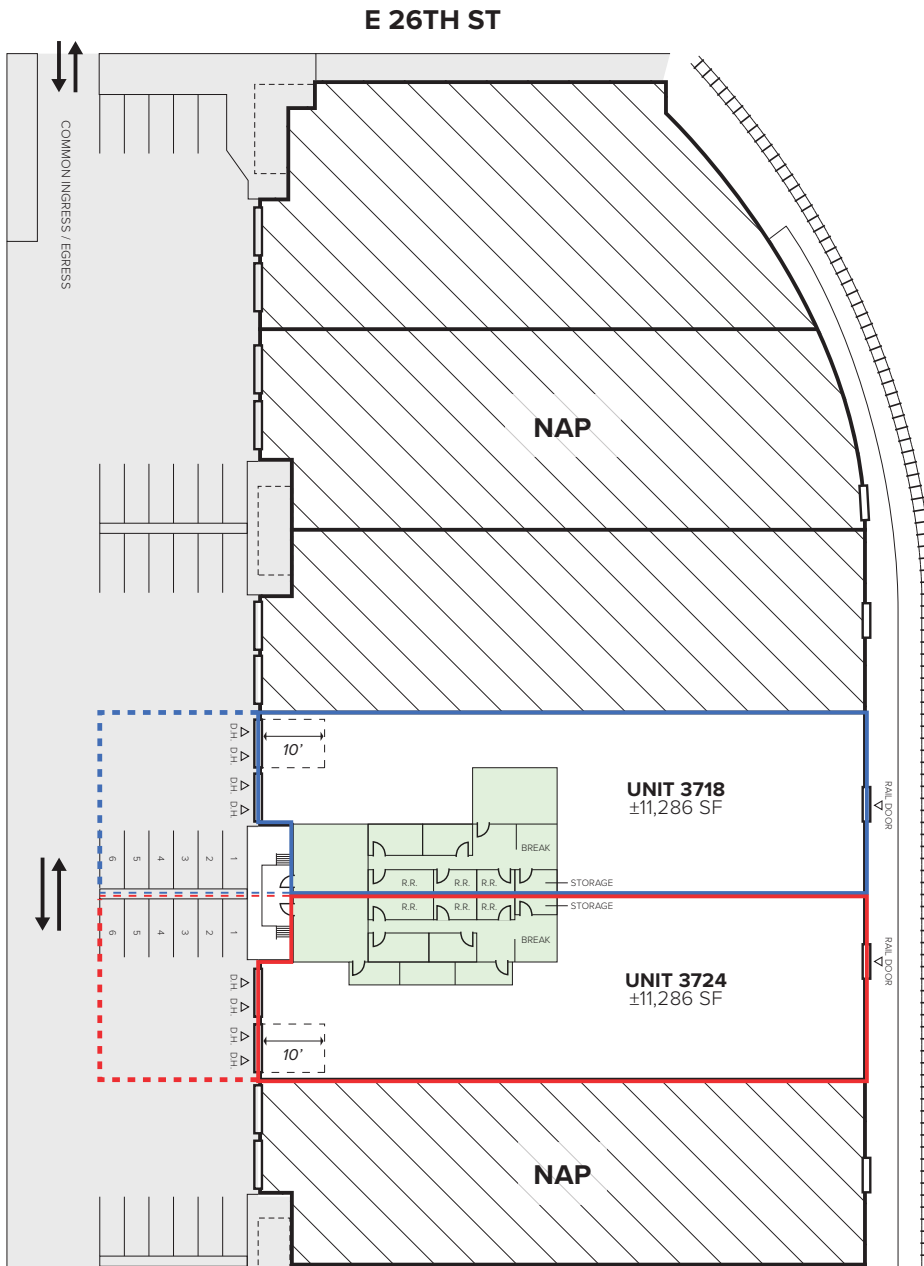


3 AVAILABLE CONFIGURATIONS:

UNIT 3718	
OFFICES	±1,475 SF
WAREHOUSE	±9,811 SF
TOTAL UNIT	±11,286 SF

UNIT 3724	
OFFICES	±1,766 SF
WAREHOUSE	±9,520 SF
TOTAL UNIT	±11,286 SF

COMBINED UNITS 3718-3724	
OFFICES	±3,241 SF
WAREHOUSE	±19,331 SF
TOTAL UNIT	±22,572 SF



* WH offices are not to scale and approximated. Buyer to verify all aspects of property independently.

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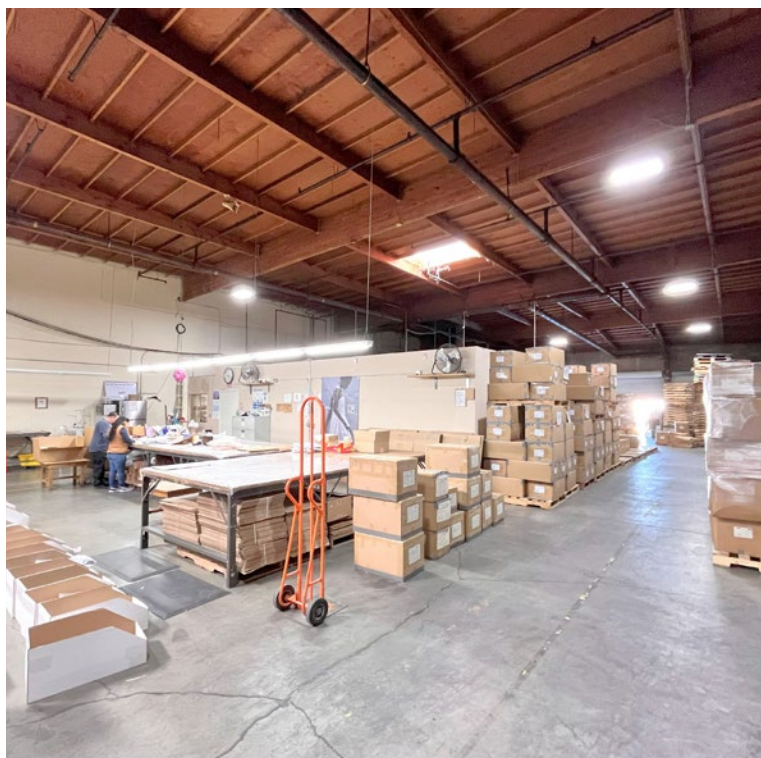
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3718 E 26TH ST - INTERIOR IMAGES



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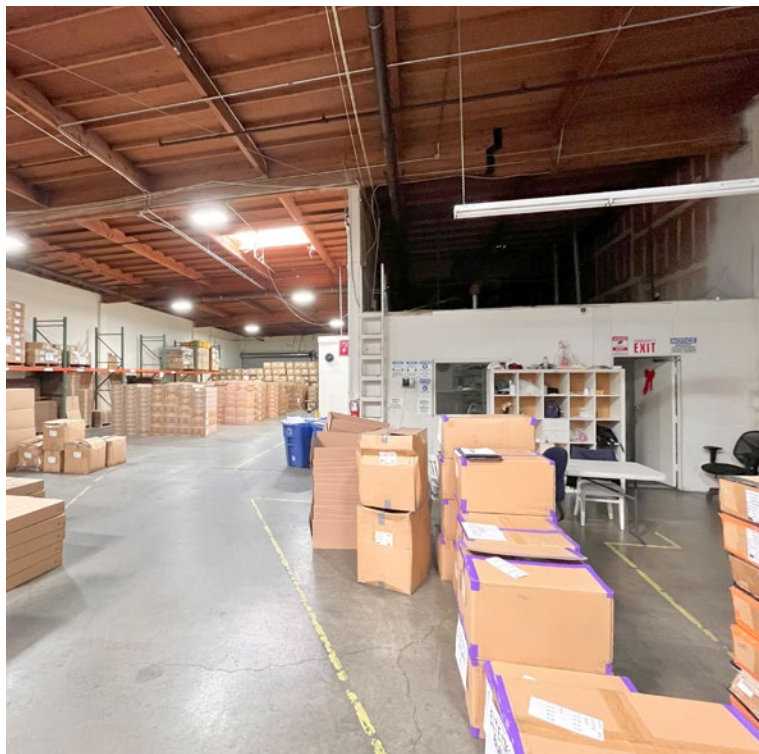
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