

VERNON DISTRIBUTION CENTER

3294

EAST 26TH STREET  
VERNON | CA



FOR SUBLEASE  
INDUSTRIAL SPACE

±39,000 SF  
SQUARE FEET

±1,500  
OFFICE SF

±24 ft  
CLEAR HEIGHT

3  
DOCK HIGH DOORS

FOR MORE INFORMATION PLEASE CONTACT:

**BRYAN ABAYAN**

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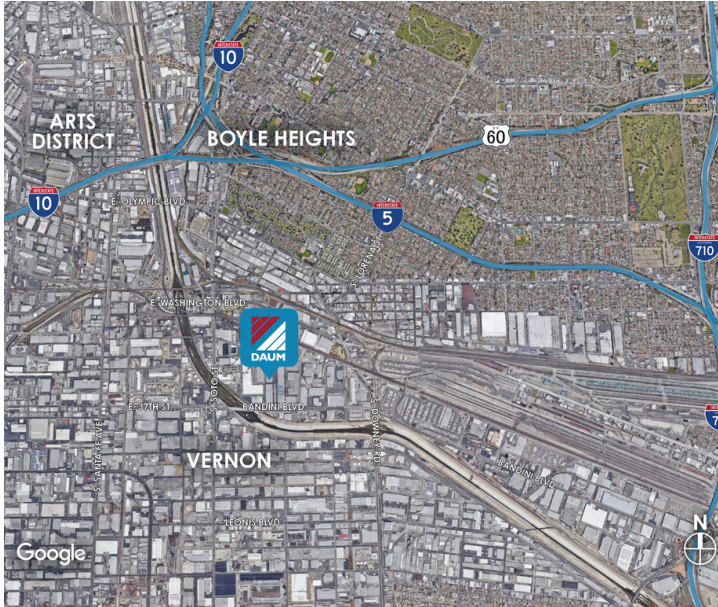
CABRE #02005294

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## PROPERTY HIGHLIGHTS

- PRIME NORTH VERNON LOCATION
- ±39,000 Square Feet for Sublease (can be divisible)
- Short Term or Month to Month Possible
- State of the Art Warehouse/Distribution Facility
- Heavy Power A: 600 V: 277-480 O: 3 W: 4
- Plenty of Parking | Ready to Occupy
- Excellent Access to 10, 5 and 60 Freeways
- 1 Drive in Ramp | .33/3000 Sprinklers
- Fiber Optic Internet + Remote Security Camera Set Included in Rate

## OFFERING SUMMARY

Lease Rate:	\$0.95 SF/month (Gross)
Available SF:	39,000 SF

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