

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

P: 310.883.8476

babayan@daumcre.com

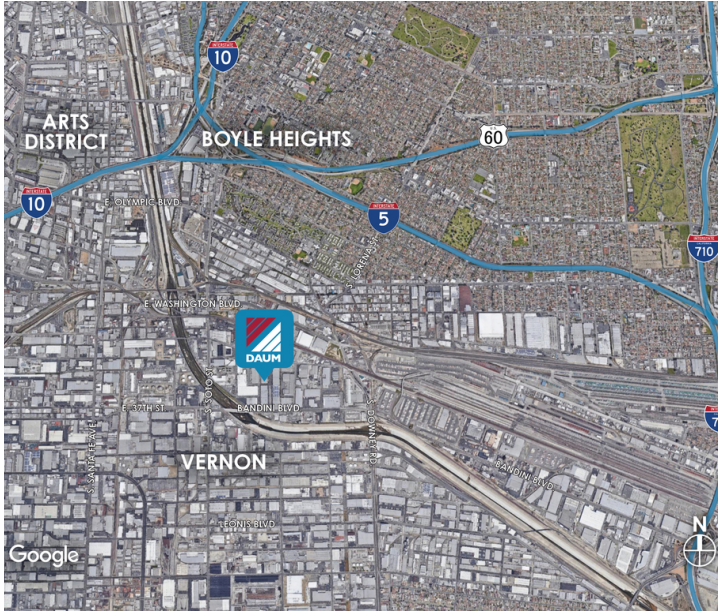
CADRE #02005294

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



3294 EAST 26TH STREET
VERNON | CA

FOR SUBLEASE
INDUSTRIAL SPACE



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:	\$0.70 SF/month (NNN)
Available SF:	39,000 SF
Op. Ex:	\$0.15 SF/month

SUBLEASE THROUGH FEBRUARY 28, 2023

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.