



PRICE REDUCTION FROM \$2.50 PSF TO \$2.30 PSF

4255

DISTRICT BOULEVARD
VERNON | CA



FOR SUBLEASE INDUSTRIAL PROPERTY



2,520 SF
COOLER SPACE



160
OFFICE SF



10 - 11 ft
CLEAR HEIGHT



2
DOCK HIGH POSITIONS

PROPERTY HIGHLIGHTS

- Rare Dock High Small Cold Storage Facility
- 2,520 SF of Cold Storage
- 1 Ground Level Ramp
- 2 Dock High Loading Positions

- 2 Coolers: About 1,260 SF Each
- Sublease Through June 20, 2026

FOR MORE INFORMATION PLEASE CONTACT:

JD VOGELZANG

ASSOCIATE

P: 213.270.2245 | M: 310.293.0216

jvogelzang@daumcommercial.com

CADRE #02176692

SEAN HOMSY

ASSOCIATE

P: 213.270.2237 | M: 714.475.9900

shomsy@daumcommercial.com

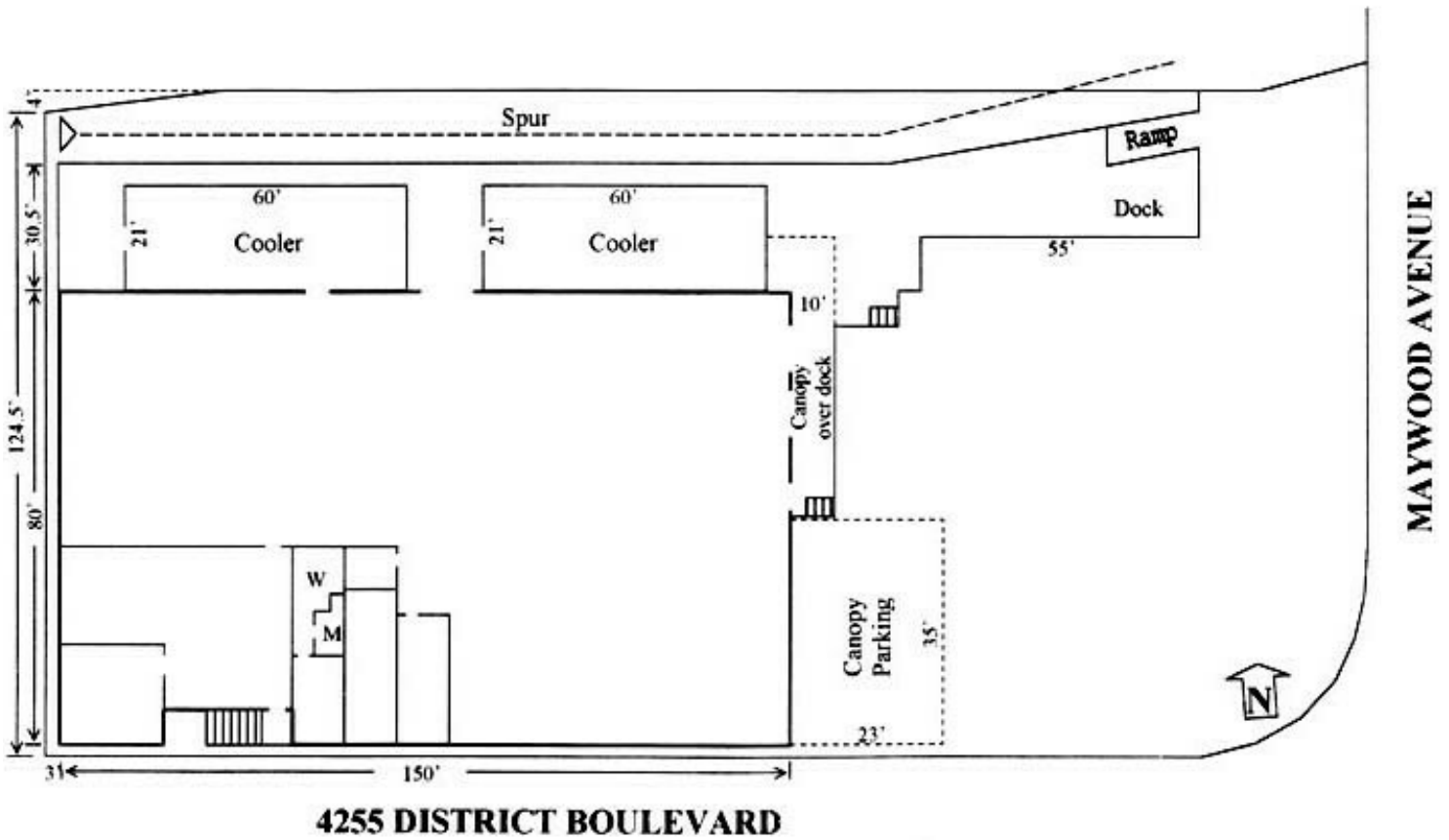
CADRE #02157447

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.



4255 DISTRICT BOULEVARD
VERNON | CA

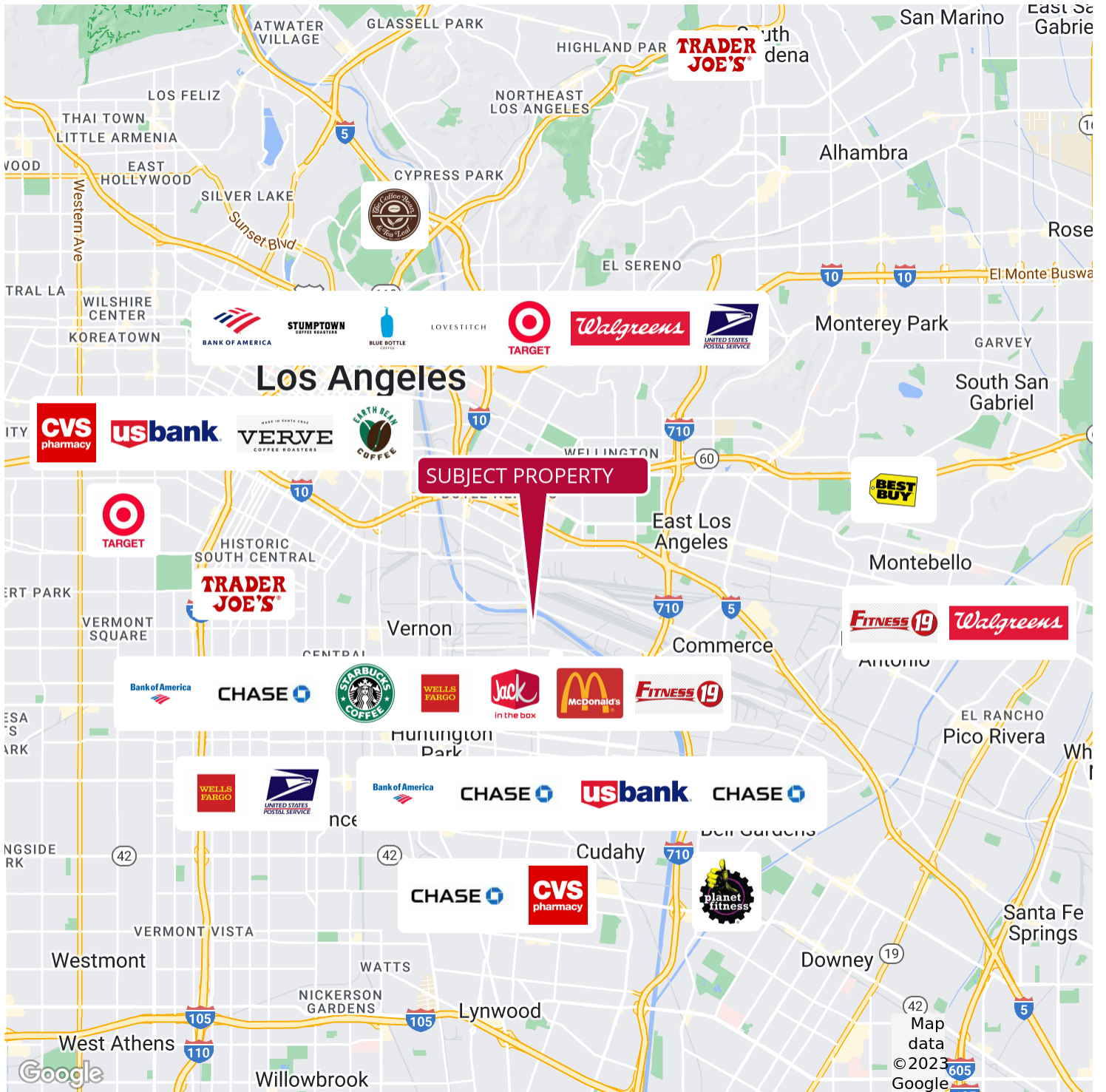
FOR SUBLEASE
INDUSTRIAL PROPERTY



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.

4255 DISTRICT BOULEVARD
VERNON | CA

FOR SUBLEASE
INDUSTRIAL PROPERTY



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.

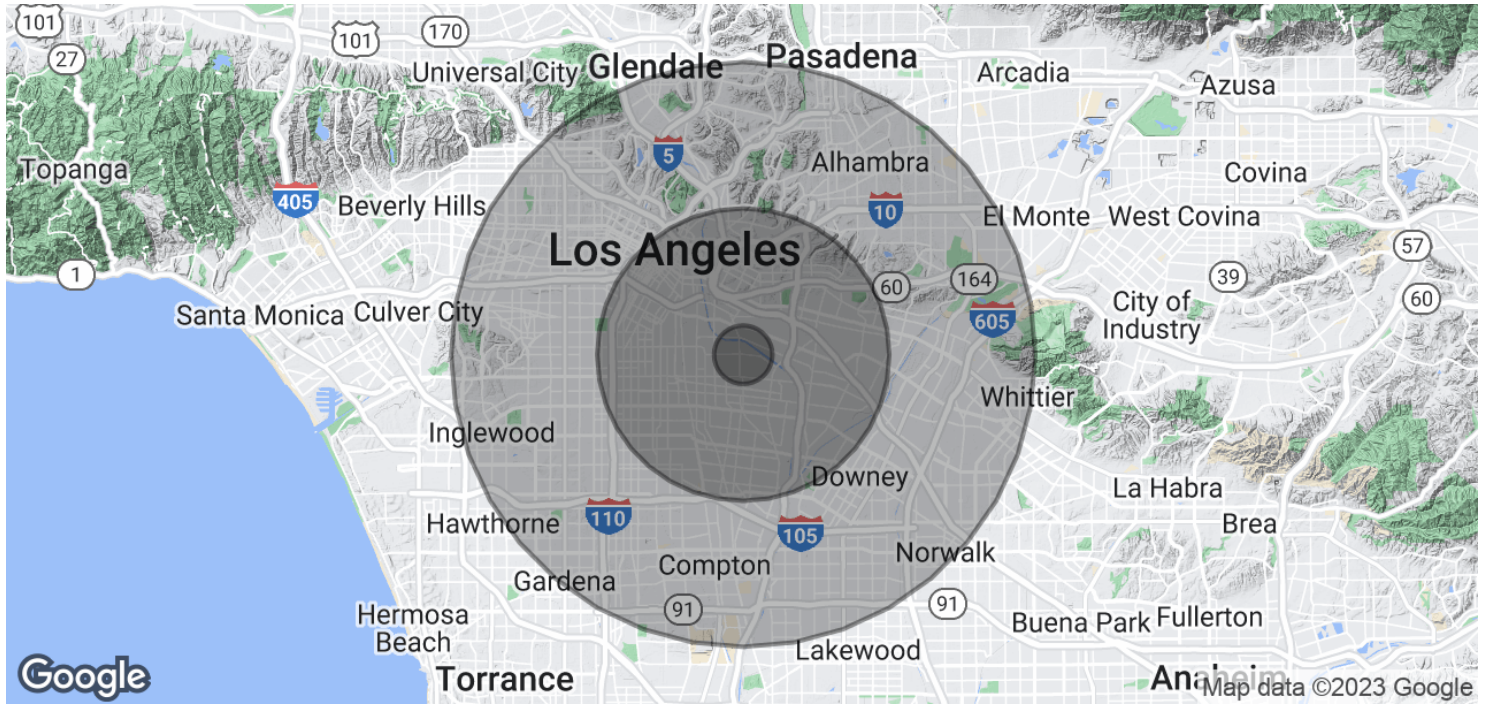


4255

DISTRICT BOULEVARD
VERNON | CA

FOR SUBLEASE

INDUSTRIAL PROPERTY



DEMOGRAPHICS

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	3,434	290,066	1,207,630
# of persons per HH	3.8	3.5	3.0
Average HH income	\$55,444	\$60,888	\$73,529
Average house value	\$397,582	\$404,435	\$506,465

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
District Blvd	Leonis Blvd W	20,113	2022	0.05 mi
Exchange Ave	S Maywood Ave E	2,957	2022	0.13 mi
Everett Ave	E 49th St S	1,681	2022	0.16 mi
District Blvd	Everett Ave W	20,375	2022	0.22 mi

* Traffic Count data derived from Costar

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.

