



2357

E. 49TH STREET
VERNON | CA

FOR LEASE | SECOND FLOOR SPACE INDUSTRIAL PROPERTY



±27,500 SF
AVAILABLE



±120 SF
OFFICE SF



32 FT
CLEAR HEIGHT



2 DOCK-HIGH
POSITIONS FOR ACCESS



PROPERTY HIGHLIGHTS

- Lease rate Gross \$18,700 Monthly (\$0.68 PSF)
- CAM Rate \$0.132 PSF
- Second Floor General Purpose Warehouse/Mfg. Uses
- Abundant Natural Light
- Sprinklered
- 400 Amps, 277-480v, Phase 3
- Serviced By Two (2) Freight Elevators & One (1) Passenger Elevator

FOR MORE INFORMATION PLEASE CONTACT:

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