

Available SF 24,631 SF

Industrial For Lease

Building Size 40,437 SF



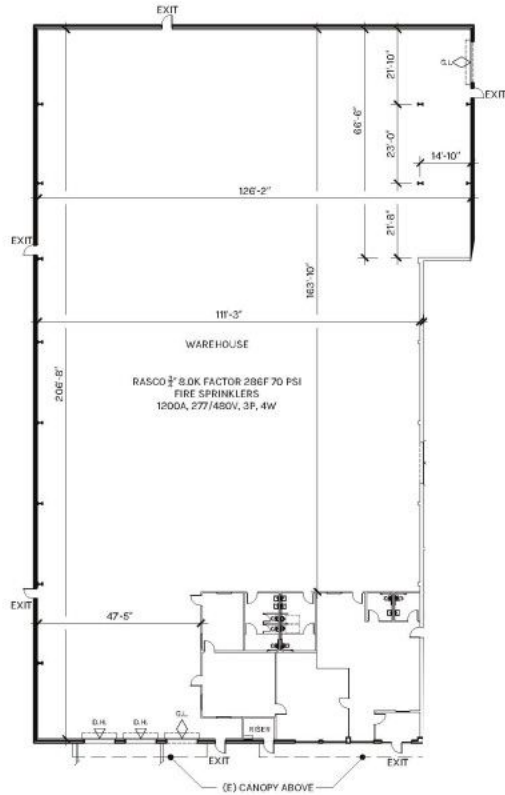
**Address:** 2011 E 27th St, Vernon, CA 90058  
**Cross Streets:** Alameda St/E 27th St

Newer Construction  
 Incredible Location Between Santa Fe & Alameda  
 25'-34' Clearance, Calculated Sprinkler System  
 Excellent Loading - 2 DH & 2 GL Doors  
 Secure 29 Car Parking - Concrete Yard

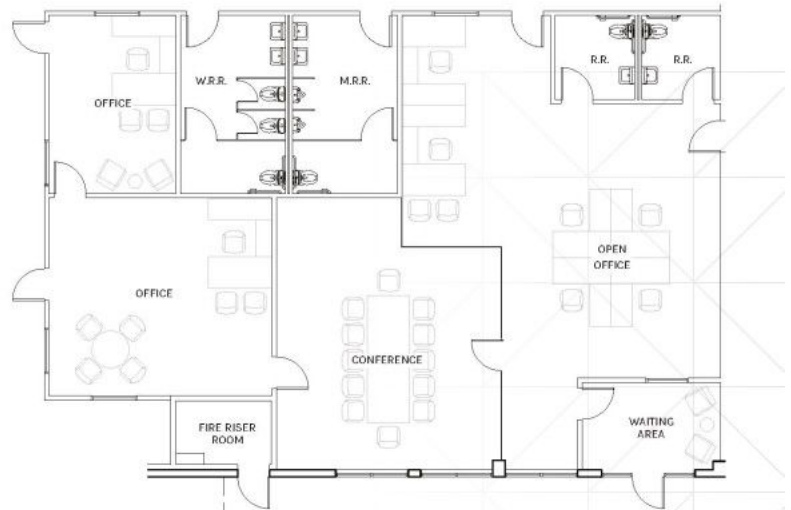
<b>Lease Rate/Mo:</b> \$40,641	<b>Sprinklered:</b> Yes	<b>Office SF / #:</b> 2,287 SF
<b>Lease Rate/SF:</b> \$1.65	<b>Clear Height:</b> 25'-34'	<b>Restrooms:</b> 4
<b>Lease Type:</b> Gross	<b>GL Doors/Dim:</b> 2	<b>Office HVAC:</b> Heat & AC
<b>Available SF:</b> 24,631 SF	<b>DH Doors/Dim:</b> 2	<b>Finished Ofc Mezz:</b> 0 SF
<b>Minimum SF:</b> 24,631 SF	<b>A: 1200 V: 277/480 O: 3 W: 4</b>	<b>Include In Available:</b> No
<b>Prop Lot Size:</b> POL	<b>Construction Type:</b> STEEL	<b>Unfinished Mezz:</b> 0 SF
<b>Term:</b> Acceptable to Owner	<b>Const Status/Year Blt:</b> Existing / 2004	<b>Include In Available:</b> No
<b>Sale Price:</b> NFS	<b>Whse HVAC:</b> No	<b>Possession:</b> 05/01/2024
<b>Sale Price/SF:</b> NFS	<b>Parking Spaces:</b> 29 / <b>Ratio:</b> 1.2:1	<b>Vacant:</b> No
<b>Taxes:</b> \$125,000 / 2024	<b>Rail Service:</b> No	<b>To Show:</b> Call broker
<b>Yard:</b> Fenced / Paved	<b>Specific Use:</b> Warehouse/Distribution	<b>Market/Submarket:</b> Commerce/Vernon
<b>Zoning:</b> M		<b>APN#:</b> 6302009031
<b>Listing Company:</b> Daum Commercial		
<b>Agents:</b> <a href="mailto:Jerry.Sackler@daumcommercial.com">Jerry Sackler 213-270-2267</a>		
<b>Listing #:</b> 39753625	<b>Listing Date:</b> 02/14/2024	<b>FTCF:</b> CB250N000S000/A0AA
<b>Notes:</b> Please verify all information herein as broker does not warrant its accuracy. Taxes are for entire building. Parcel tax included. Power for entire building.		

**Site Plan**

2011 E. 27TH ST.



**OFFICE**  
2,287 SF



**WAREHOUSE**  
22,344 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.