

Available SF 15,806 SF

Industrial For Lease

Building Size 40,437 SF



Address: 2025 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 21 Car Parking - Concrete Yard

Lease Rate/Mo: \$26,554
Lease Rate/SF: \$1.68
Lease Type: Gross
Available SF: 15,806 SF
Minimum SF: 15,806 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$125,000 / 2024
Yard: Fenced / Paved
Zoning: M

Sprinklered: Yes
Clear Height: 25'-34'
GL Doors/Dim: 2
DH Doors/Dim: 2
A: 1200 V: 277/480 O: 3 W: 4
Construction Type: STEEL
Const Status/Year Blt: Existing / 2004

Whse HVAC: No
Parking Spaces: 21 / Ratio: 1.3:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 1,447 SF
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 05/01/2024
Vacant: No
To Show: Call broker
Market/Submarket: Commerce/Vernon
APN#: 6302009031

Listing Company: Daum Commercial
Agents: [Jerry Sackler 213-270-2267](mailto:Jerry.Sackler@daumcommercial.com)
Listing #: 39753630
Notes: Please verify all information herein as broker does not warrant its accuracy. Taxes are for entire building. Parcel tax included. Power for entire building.

Listing Date: 02/14/2024

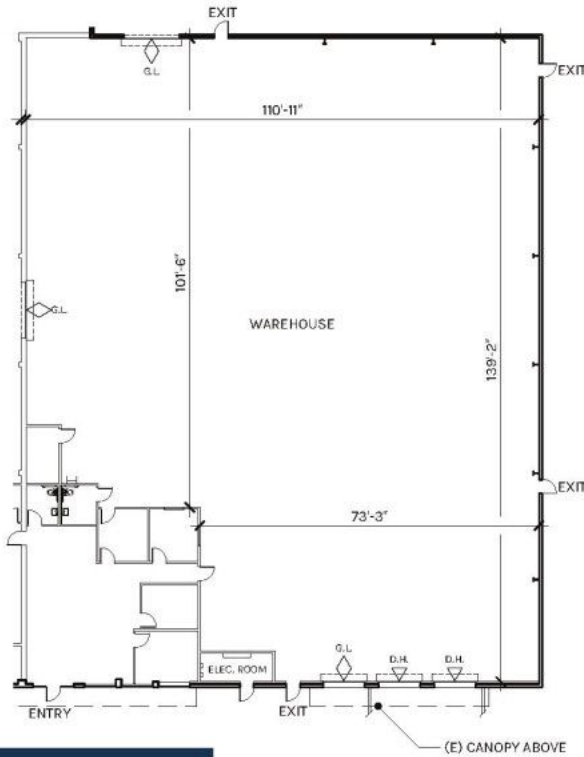
FTCF: CB250N000S000/A0AA

Site & Office Plan

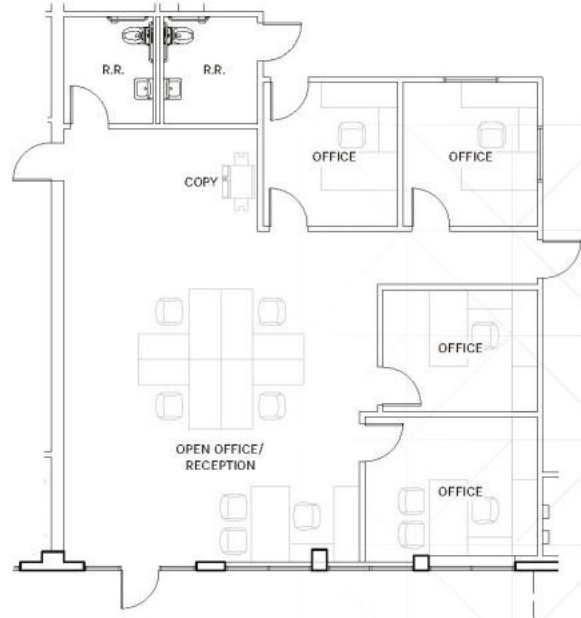
2025 E. 27TH ST.



OFFICE
1,447 SF



WAREHOUSE
14,359 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.