

**JERRY SACKLER**  
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CA License #01098039

**FOR LEASE**

**STATE-OF-THE-ART 33,338 SF INDUSTRIAL**

**PACIFIC 4433 BLVD.**

**VERNON | CALIFORNIA**



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E. VERNON AVE.

SUBJECT PROPERTY

S. SANTA FE AVE.

PACIFIC BLVD.

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PROPERTY FEATURES

- State-of-the-Art Industrial Building
- Beautiful 8,800 SF Window Lined Offices
- Secure Concrete Yard
- Dock & Ground Level Loading
- Heavy Power
- Ideal for Multitude of Uses

PROPERTY HIGHLIGHTS

  
±33,338  
AVAILABLE SF

  
±8,800  
OFFICE SF

  
28'-30'  
CLEAR HEIGHT

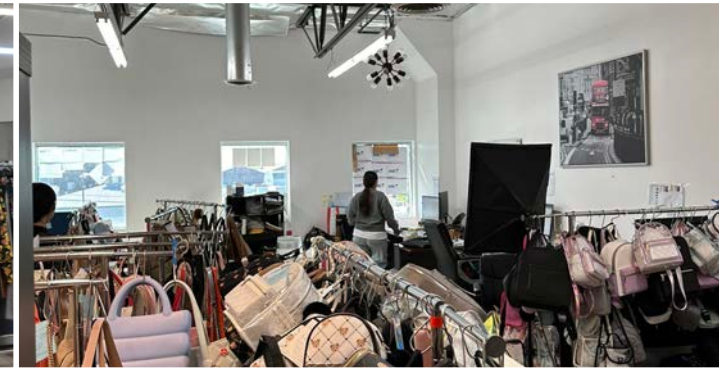
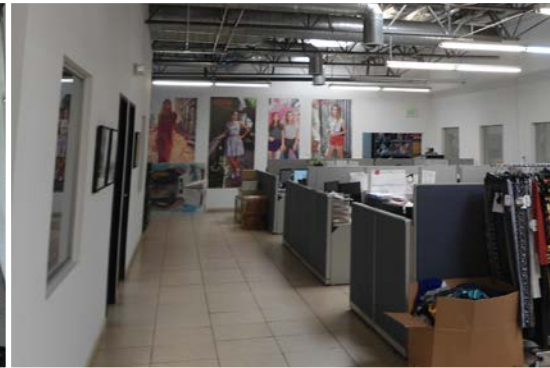
  
\$1.27  
NET

  
5  
TH DOORS

  
YES  
SPRINKLERED

  
38  
PARKING SPACES

  
±44,945  
LOT SF



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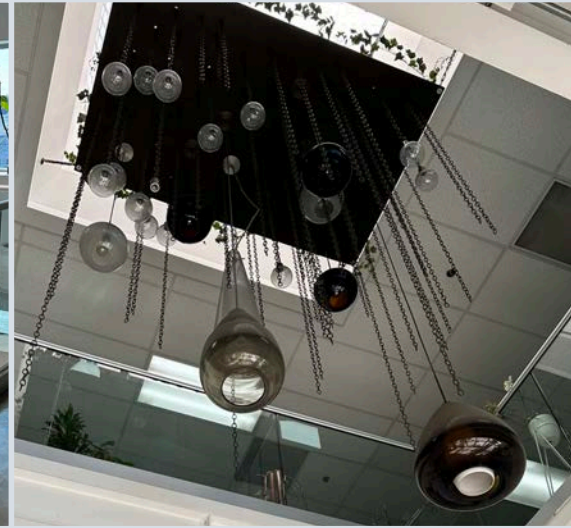
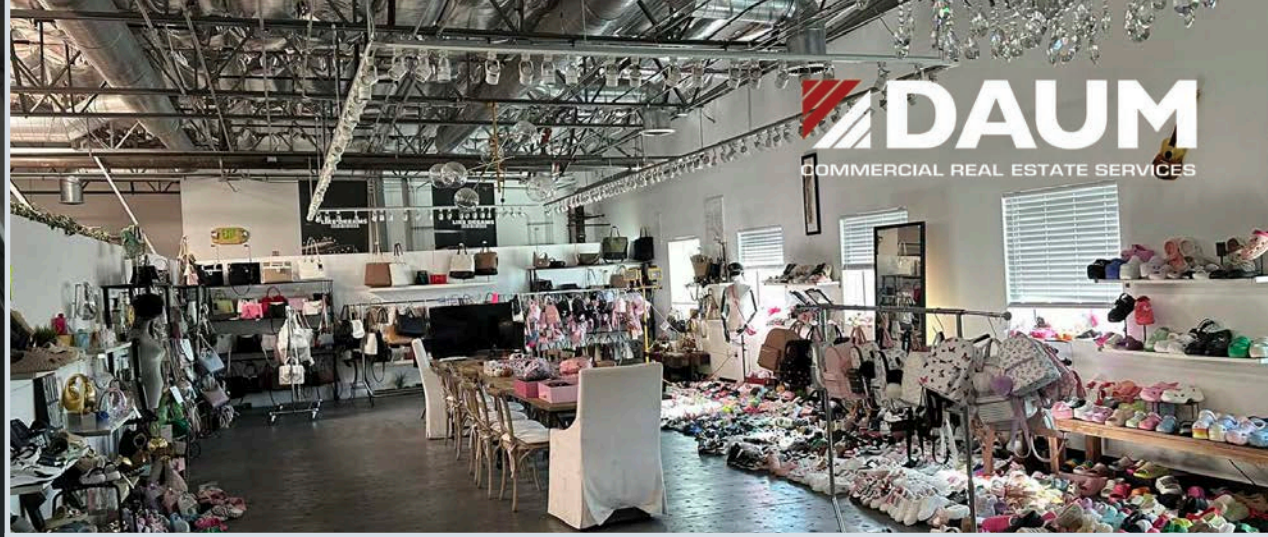
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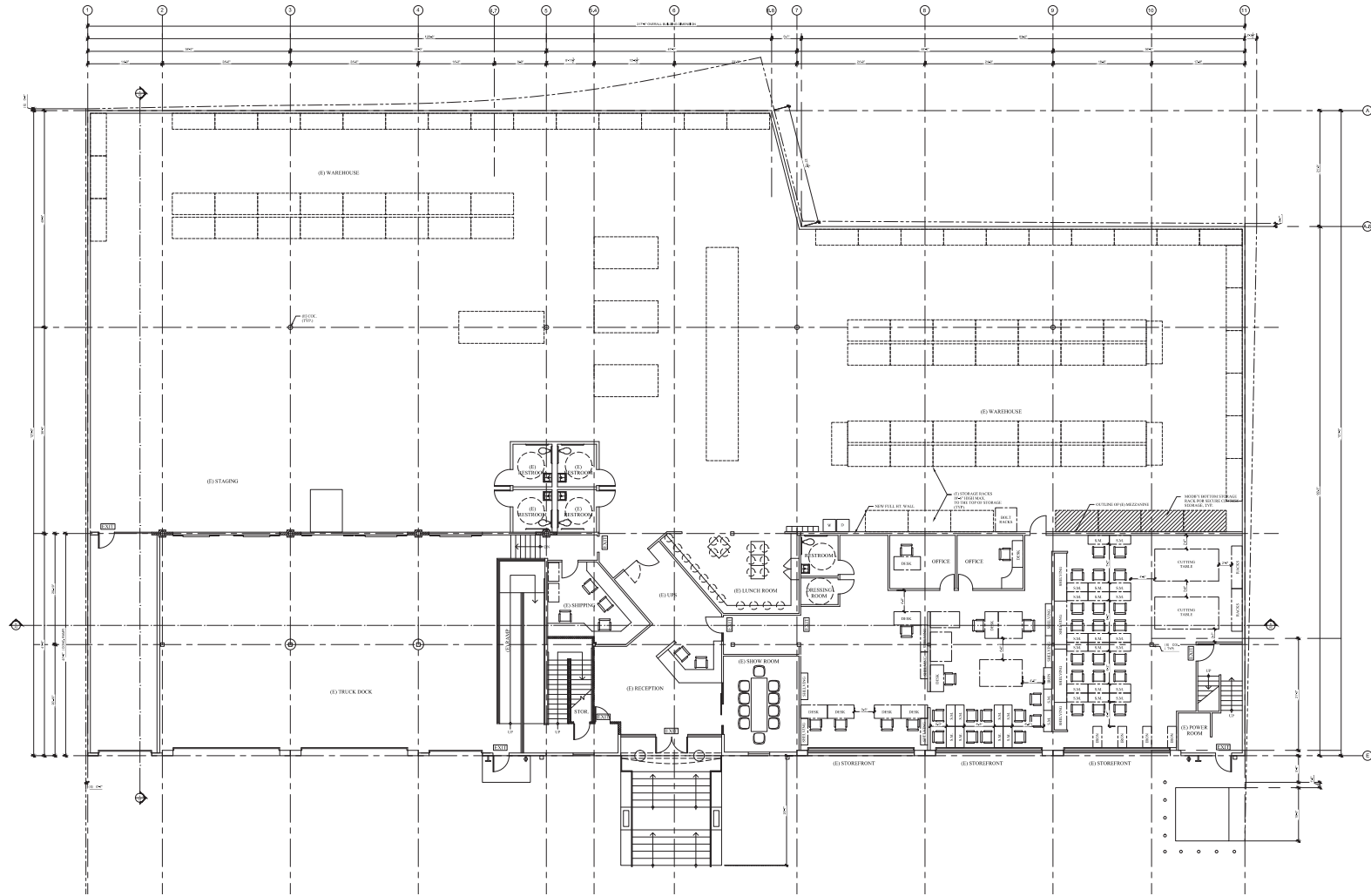
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# FIRST FLOOR PLAN



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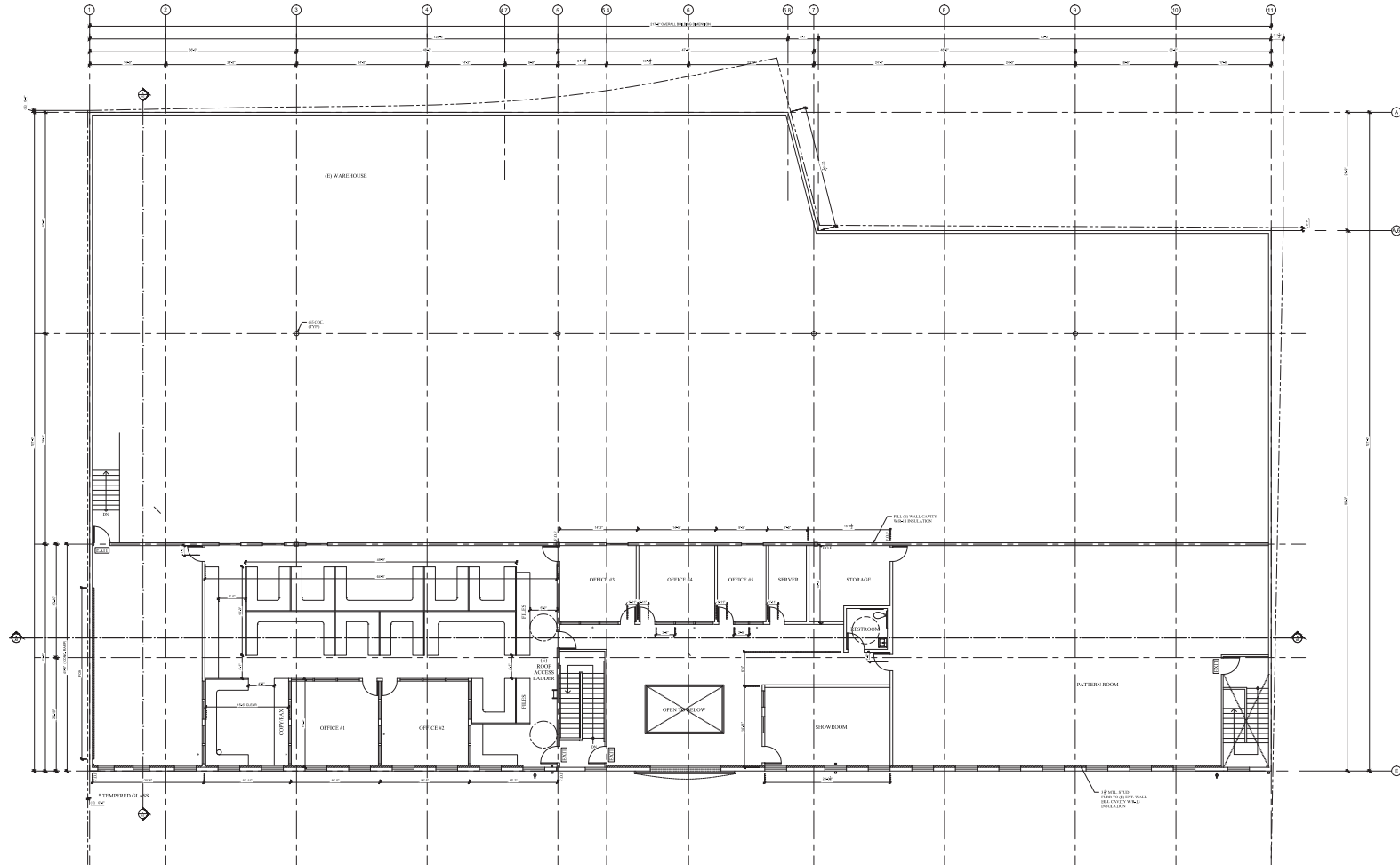
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# MEZZANINE FLOOR PLAN



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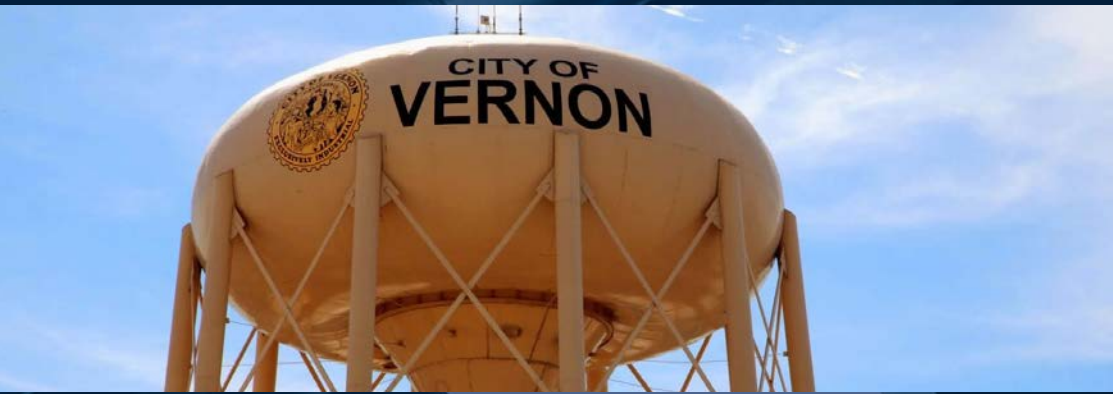
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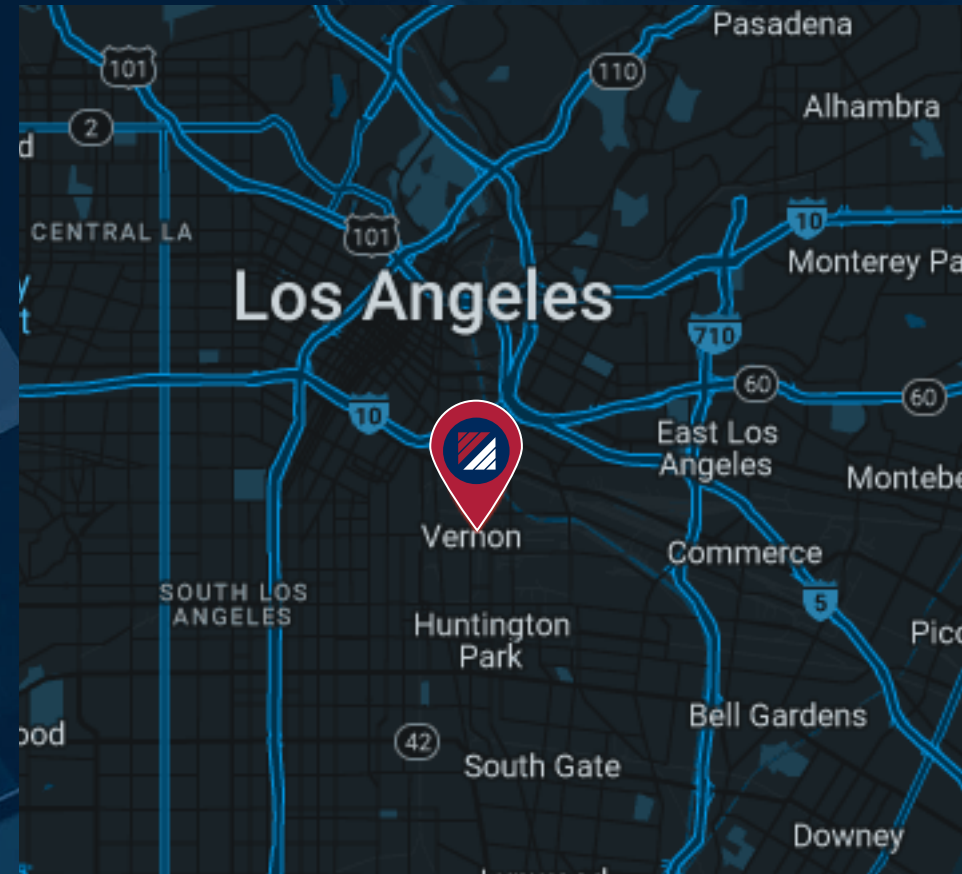
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33,338 SQUARE FEET

# PACIFIC 4433 BLVD.

VERNON | CALIFORNIA



## ABOUT VERNON

The City of Vernon is an industrial city of 5.2 square miles located several miles to the southeast of Downtown Los Angeles in Southern California. Founded in 1905 as the first exclusively industrial city in the Southwestern United States, Vernon currently houses more than 1,800 businesses that employ approximately 50,000 people, serving as a vital economic engine in the region. Offering an environment uniquely friendly to business, Vernon is the home to industries including food and agriculture, apparel, steel, plastics, logistics and home furnishings. Vernon maintains strong philanthropic ties with the neighboring communities where much of its workforce lives, providing significant financial support for public services like health care and education.

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