

**\$250.00 for Client Tour**  
**\$1,000.00 for an Offer**  
**\$50,000.00 Bonus for Deals Completed**  
**by 12/31/2024**



**Premier Industrial  
Distribution Building**  
**Excellent North Vernon Location**



**126,563 SF AVAILABLE FOR LEASE**

**OUTSTANDING DISTRIBUTION BUILDING**

**2034-2040 East 27th St. | Vernon, 90058**





## Property Highlights

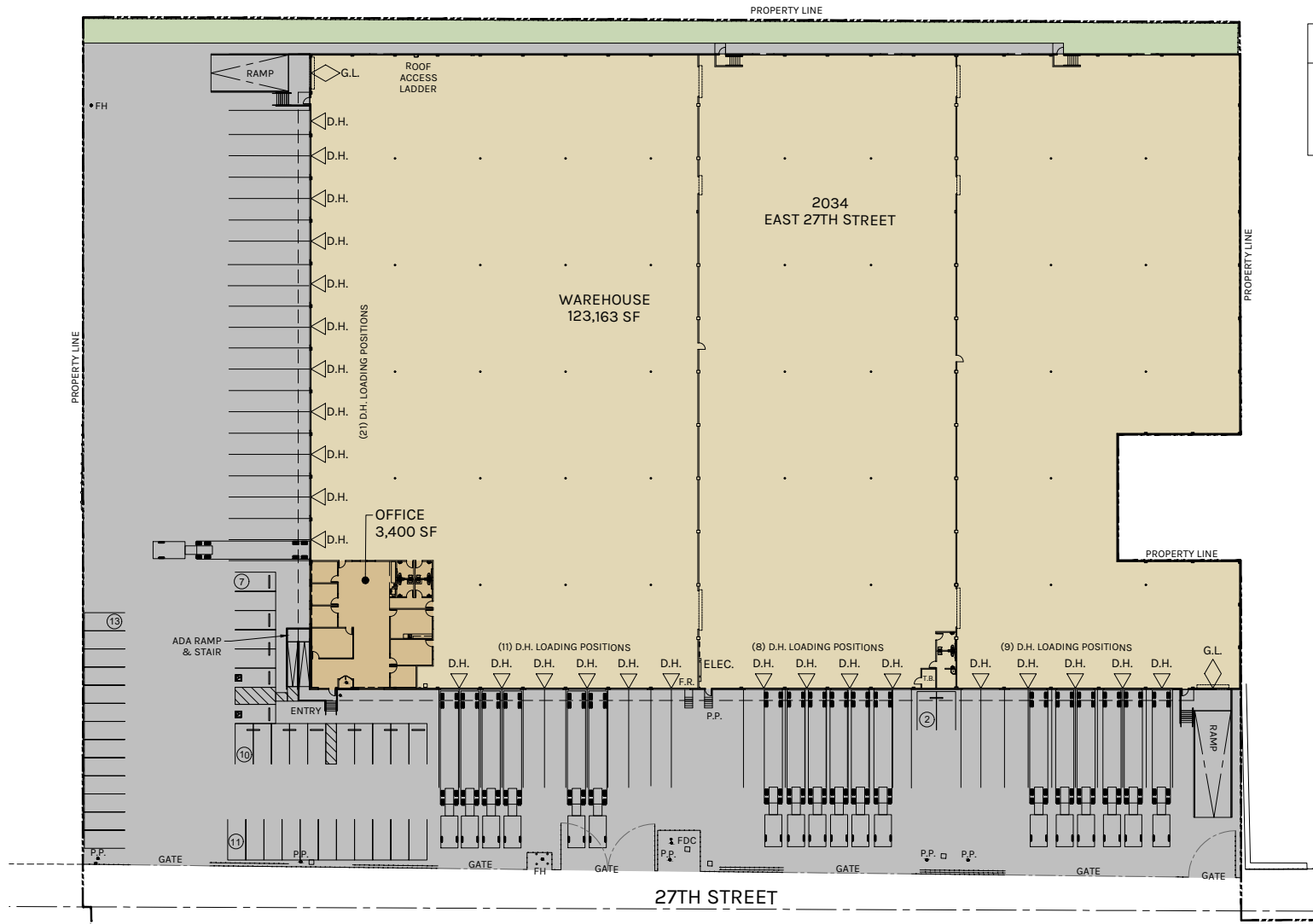
- 49 Dock High Loading Positions
- ESFR Sprinkler System-K-25 @15 PSI
- Minutes To Downtown & Freeways
- 24' -26' Clear Height
- 78,519 SF Secure Yard
- Refurbishments Underway
- Brand New Office - 3,400 SF Class A





## WAREHOUSE DISTRIBUTION FACILITY

- 126,563 SF Distribution Building
- 78,519 SF Fenced Yard
- 24'-26' Clear Height
- 49 Dock High Doors
- ESFR Sprinkler System-K25 @ 15 PSI
- Two (2) GL Doors
- Brand New 3,400 SF Offices
- Professionally Owned and Managed
- Minutes to Downtown/Freeways
- Excellent North Vernon Location



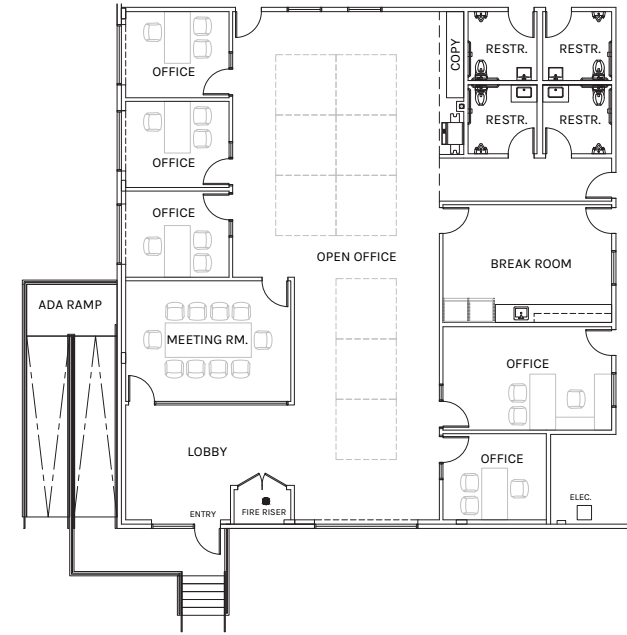
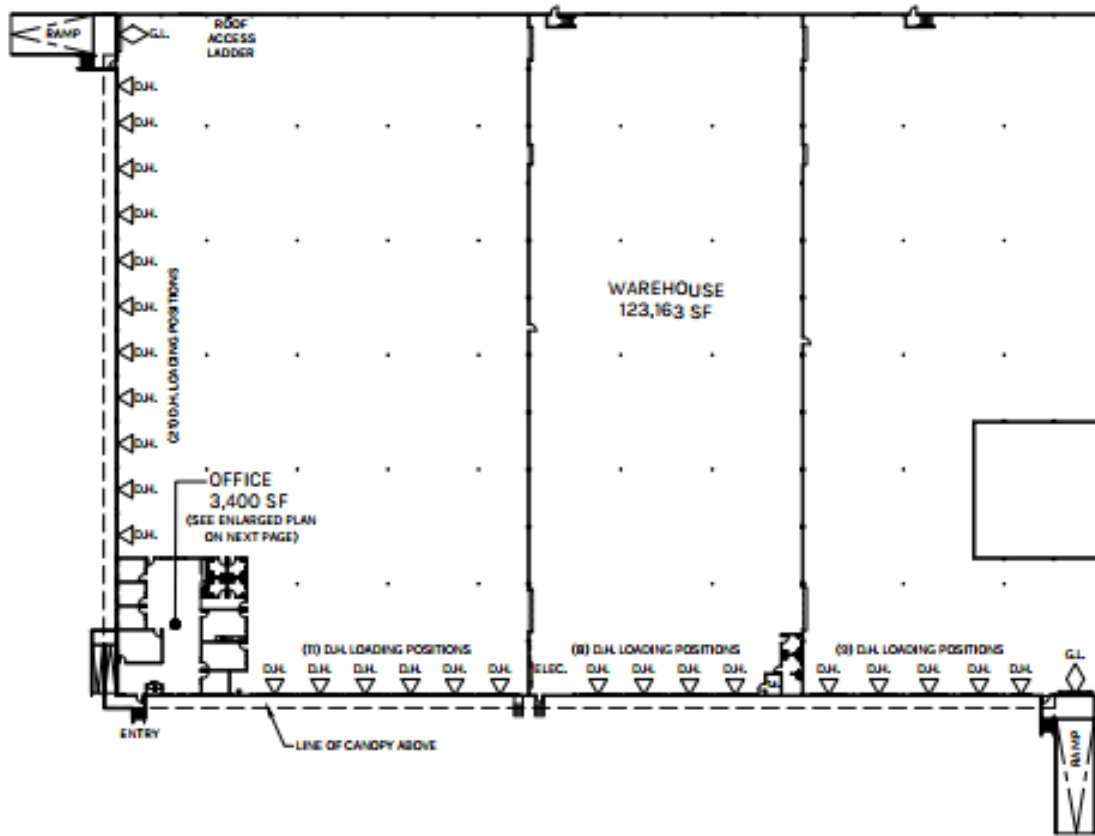
PLAN LEGEND	
	GROUND LOADING DOOR SYMBOL
	DOCK HIGH LOADING DOOR SYMBOL

**WAREHOUSE**  
123,163 SF

**OFFICE**  
3,400 SF

**TOTAL**  
126,563 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.



**WAREHOUSE**  
123,163 SF

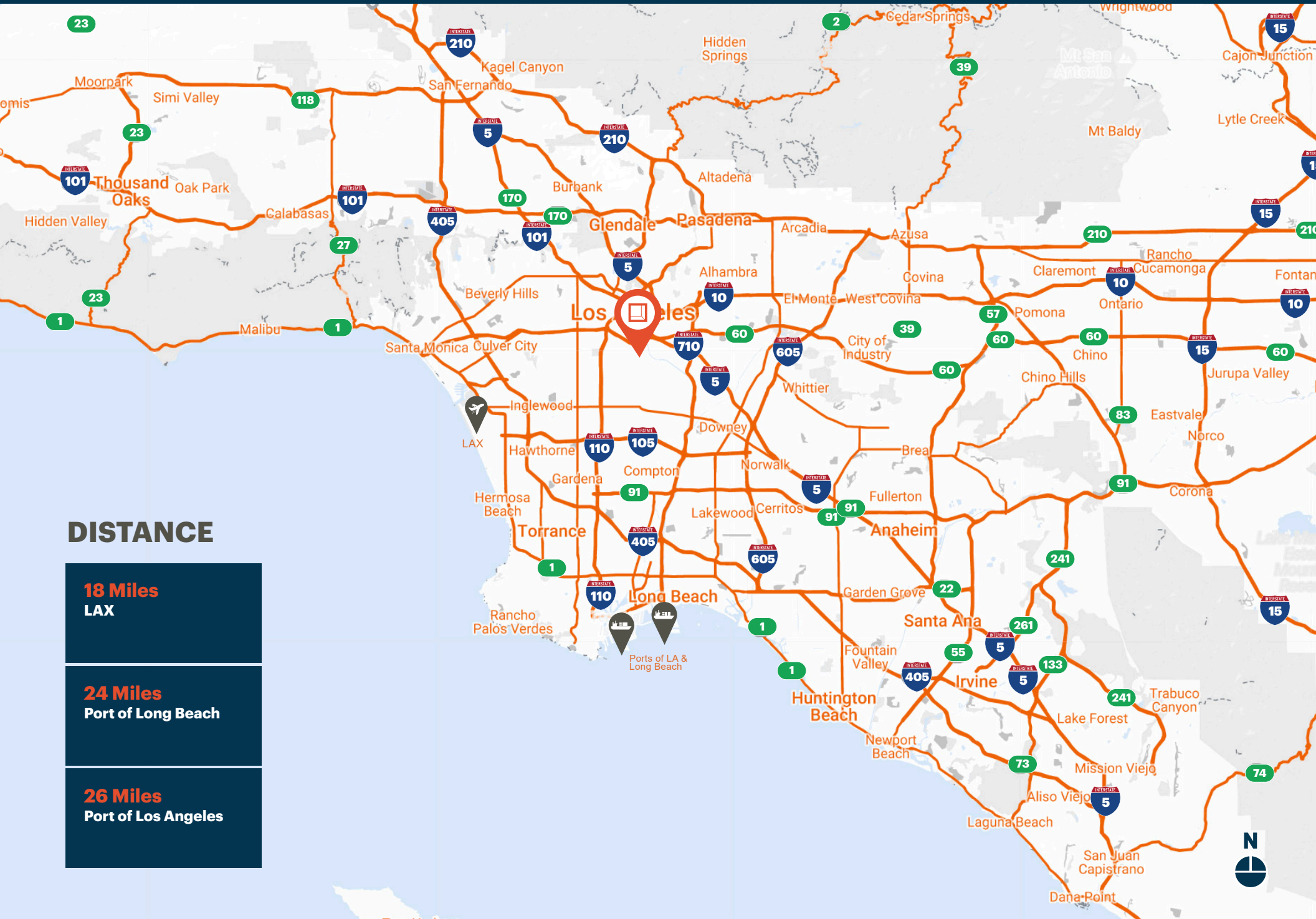
**OFFICE**  
3,400 SF

**TOTAL**  
126,563 SF

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# Location

2034-2040 EAST 27TH ST. | VERNON, 90058



## DISTANCE

**18 Miles**  
LAX

**24 Miles**  
Port of Long Beach

**26 Miles**  
Port of Los Angeles





**Rexford  
Industrial**

## Leasing Contacts

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