

# 39,289 Industrial Space

4820 Everett Court, Vernon, CA



## FOR SALE / FOR LEASE

### Property Highlights

- Creative Manufacturing/Warehouse Facility
- Northeast Corner of 49th & Everett Ct.
- Large Fenced Yard and Excess Land
- Heavy Power
- 6 Dock High Via Exterior Loading Dock
- 2 Ground Level Loading Doors
- Approximately 24,239 SF Ground Floor & 15,050 SF Second Story
- 10,000 lb. Freight Elevator
- New Roof in 2012

### Property Features

Building Size: .....39,289 SF (± 24,239 SF Footprint)  
Land Size: ..... 60,513 SF  
Office Size:.....2,783 SF  
Year Built: ..... 1947  
Clearance: ..... 14' – 16'  
Power: ..... 600 Amps, 480 Volts  
Loading: .....6 DH, 2 GL  
Parking: ..... 40 Cars

**Sale Price: \$4,900,000.00**

**Lease Rate: TBD**



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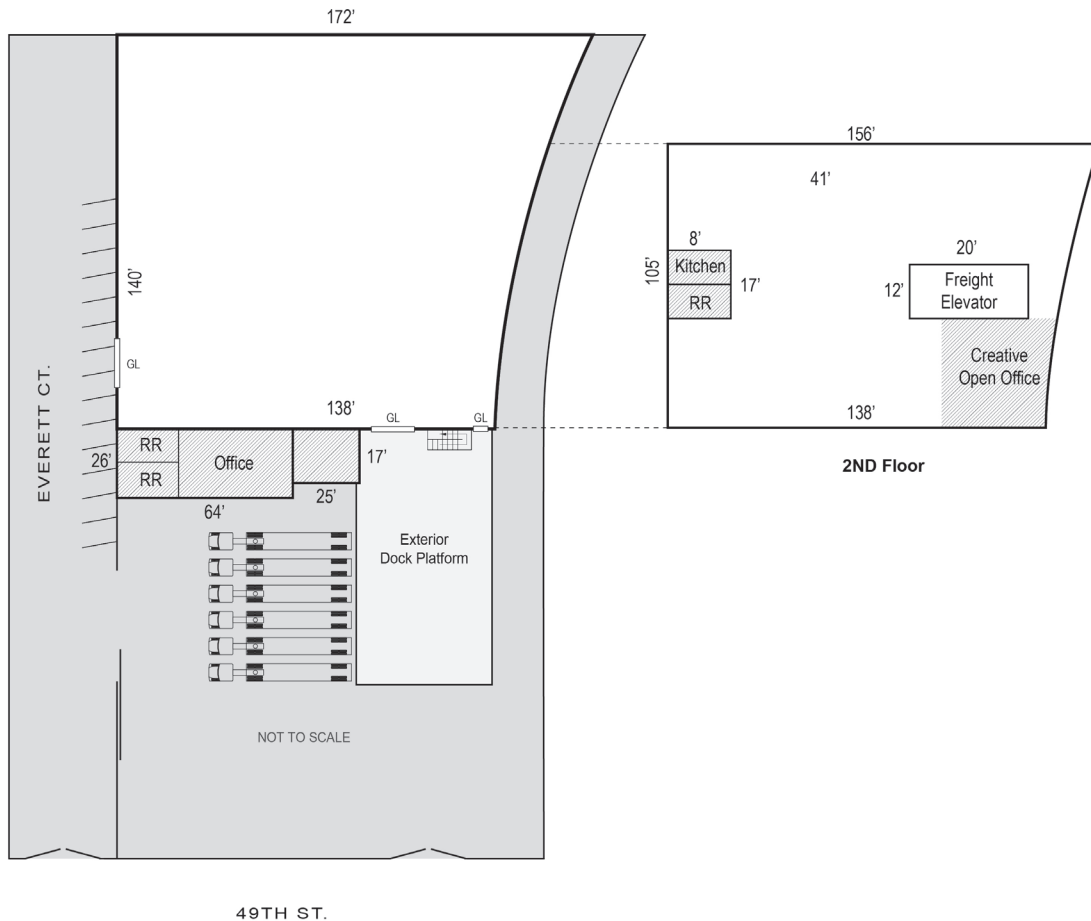
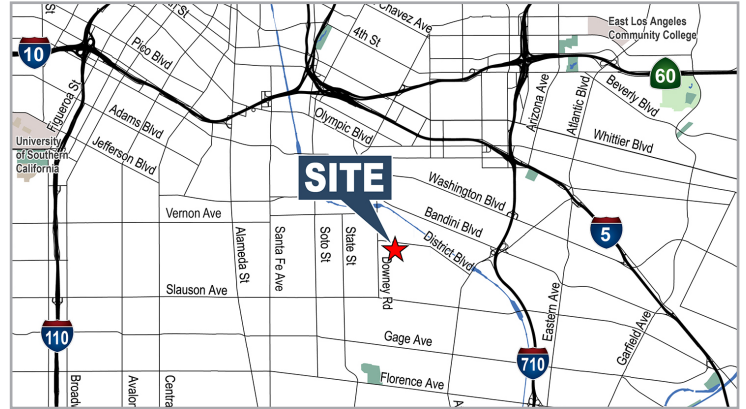
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