

FOR LEASE

±35,200 SF OF INDUSTRIAL BUILDING
ON ±66,272 SF OF INDUSTRIAL LAND

FOR LEASE

REDUCED LEASE RATE

LEASE RATE: \$1.35/SF GROSS

Seville Ave

E Vernon Ave

2965 E VERNON AVE | VERNON | CA 90058

DOUG CLINE

Senior Vice President | LIC NO 01142005

e dcline@lee-associates.com

c 213.324.2957

Team-Cline.com

PETER BACCI

Executive Vice President | LIC NO 00946253

e pbacci@lee-associates.com

c 323.767.2022

JACK R. CLINE, JR.

President | LIC NO 00854279

e jcline@lee-associates.com

c 213.590.3512

Team-Cline.com



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Central Vernon Location - At Soto St



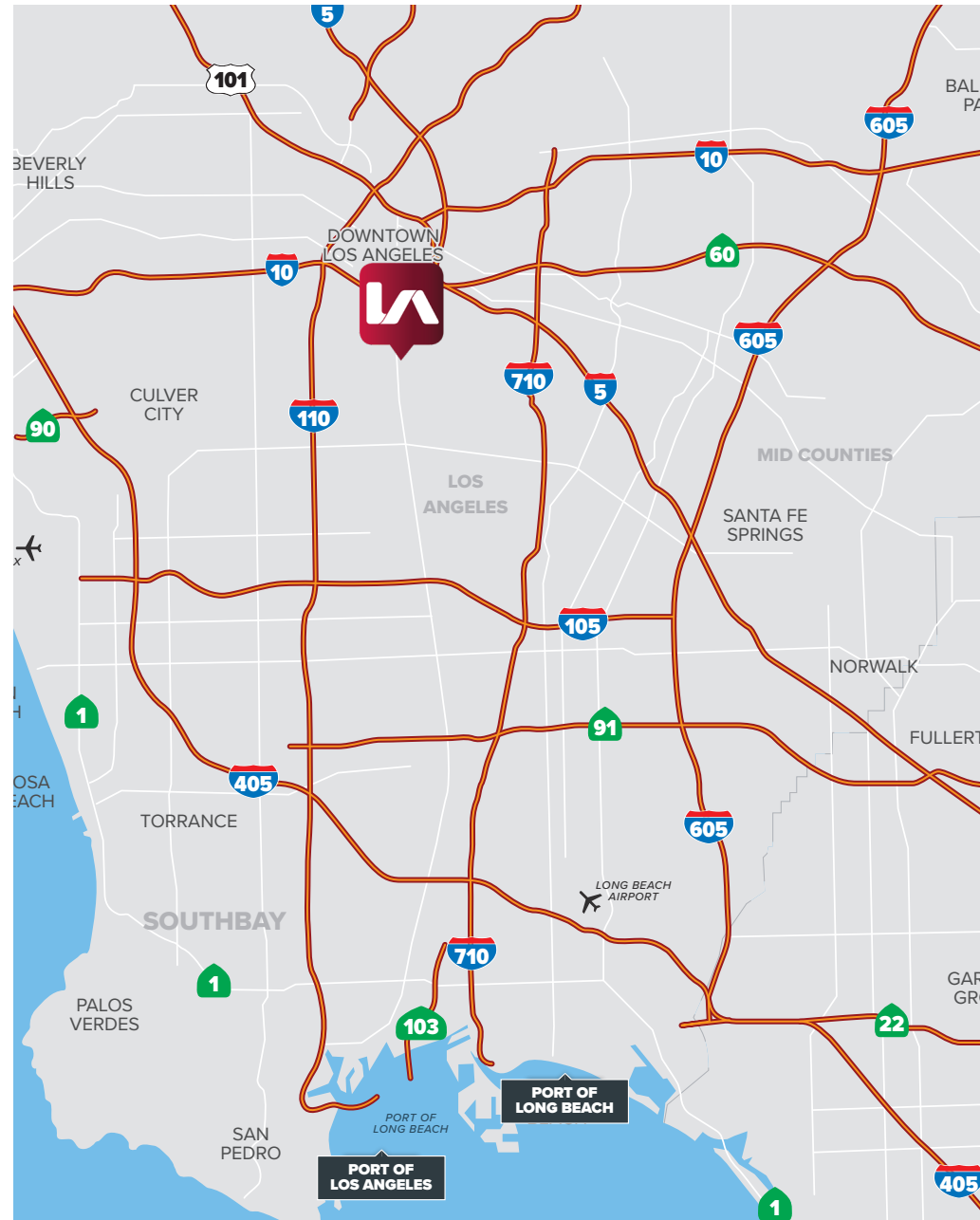
24' Ceiling Clearance -
Calculated Sprinklers



Ideal for Distribution or
Manufacturing Uses



Additional Container Storage



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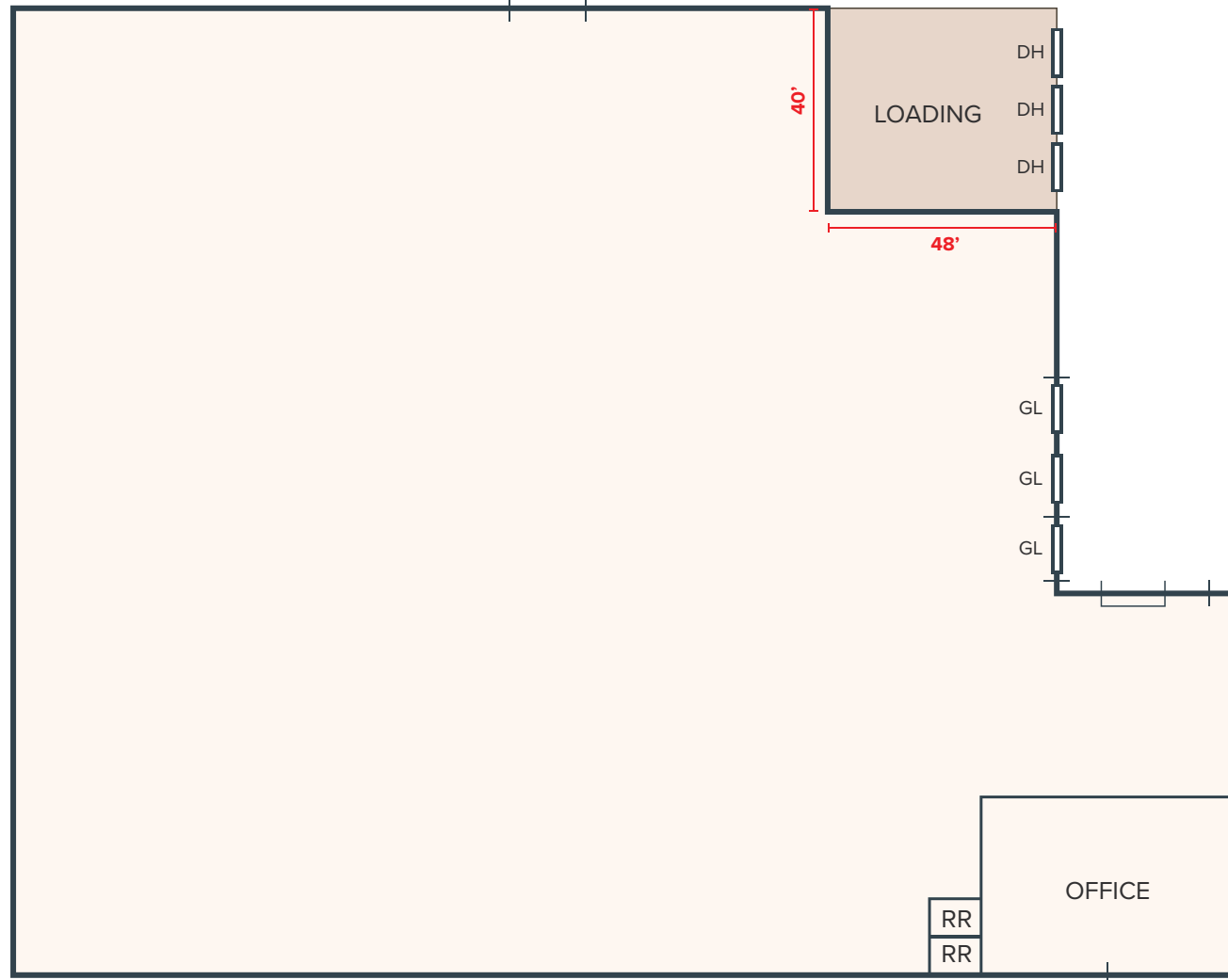
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SITE PLAN

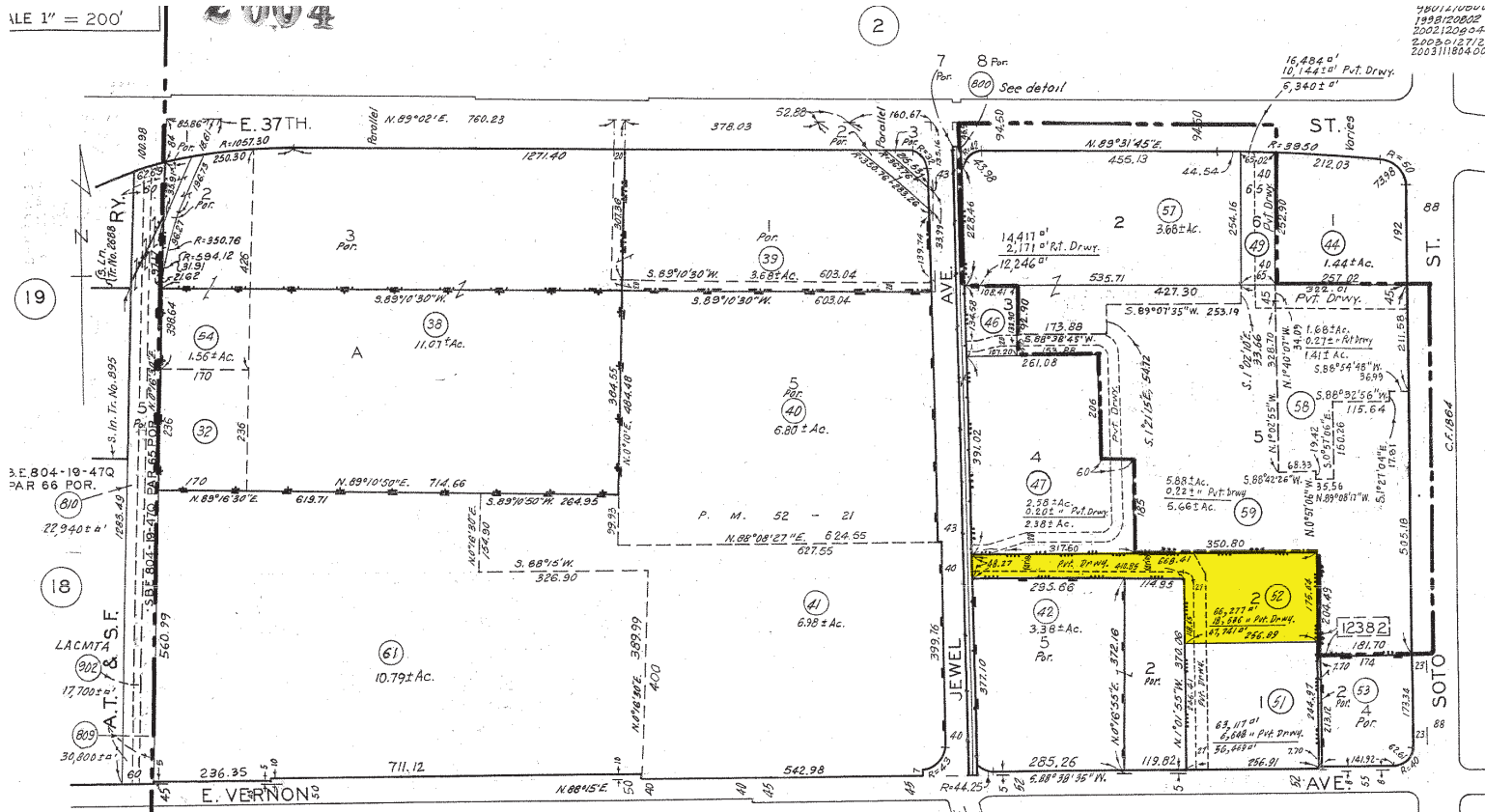


NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify.

REDUCED LEASE RATE

PARCEL MAP

6302 **20**
SHEET



10716 — 818
CODE
818
10716
12382

SAN ANTONIO RANCHO .. P. 1-389
CHIPLEY & BAKER TRACT .. D.C.C. 2672 C.F. 65
TRACT NO. 3037 .. M. B. 31-10
TRACT NO. 3058 .. M. B. 31-50
TRACT NO. 2455 .. M.B. 32-47-48
TRACT NO. 3226 .. M.B. 35-20
TRACT NO. 49930 .. M.B. 1170-95-96

LICENSED SURVEYOR'S MAP L.S. 15 - 47
PARCEL MAP .. P. M. 246 - 13 - 14

BK. 6308

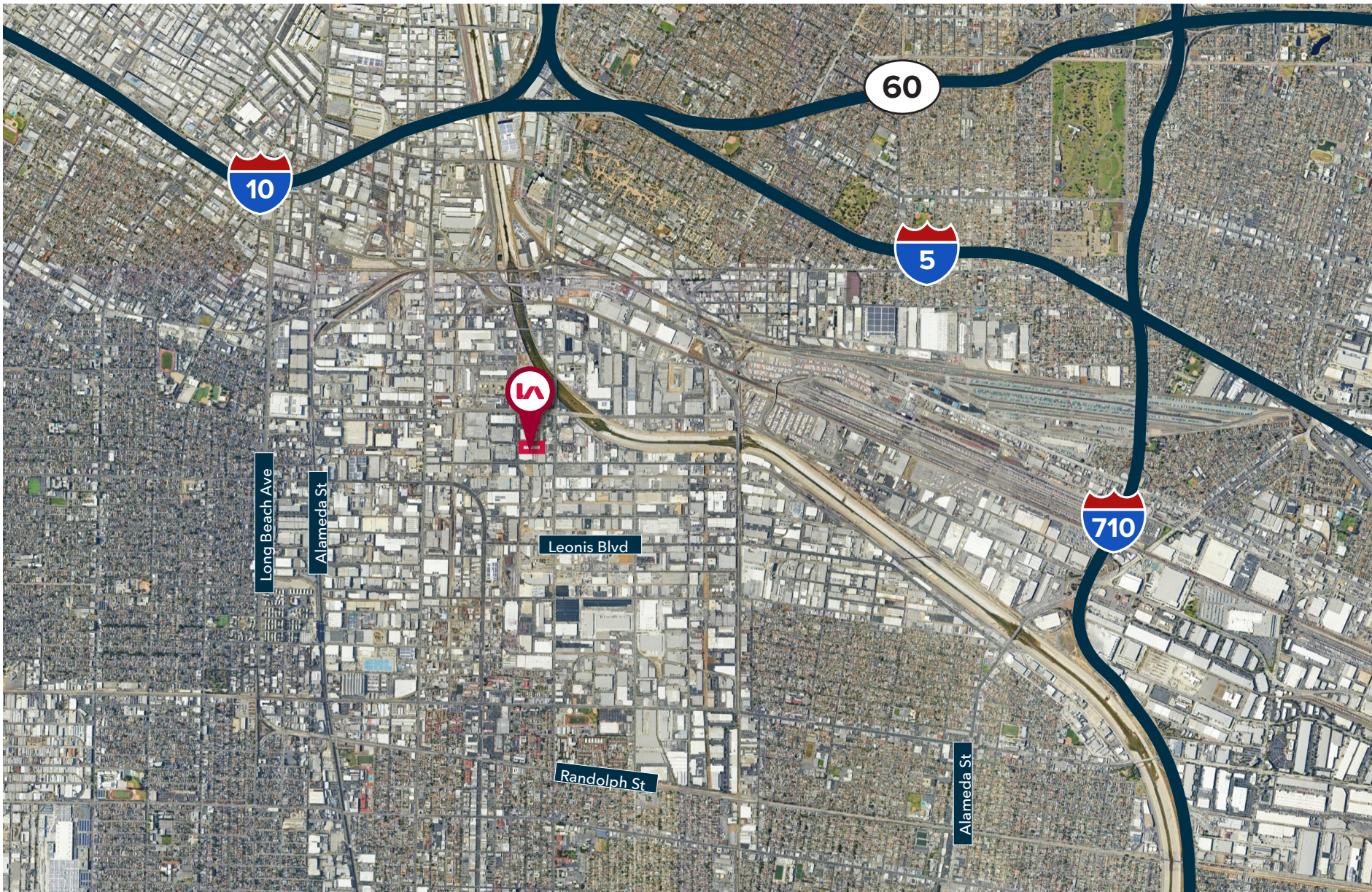
FOR PREV. ASSMT SEE:
6302 - 6, 7, 10 & 19

COUNTY (

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REDUCED LEASE RATE

FREEWAY MAP



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pbacci@lee-associates.com
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LIC NO 00854279
Team-Cline.com

Lee & Associates® Los Angeles, Inc.

Corp. ID 02174865
1201 North Main Street
Los Angeles, CA 90012

Lee & Associates® Commerce, Inc.

Corp. ID 01125429
5675 Telegraph Road Ste. 300,
Commerce, CA 90040

Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business prior.