

4625

E 49TH ST

VERNON, CA 90058



CONNOR F. ULF

Senior Vice President | LIC NO 01956845

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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROLOGIS VERNON DISTRIBUTION CENTER
4625 E 49TH ST, VERNON, CA 90058



PROPERTY OVERVIEW

Professionally Owned/Managed by Prologis

SIZE:	±10,920 SF
YEAR BUILT:	1991 (Renovated 2021)
ZONING:	M
PROPERTY TYPE:	Warehouse/Distribution
TERM:	Sublease Thru 11/30/25
LEASE RATE PSF:	TBD (NNN)
EST. OPEX PSF:	\$0.30

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INDUSTRIAL SPACE FOR SUBLEASE PROLOGIS VERNON DISTRIBUTION CENTER

4625 E 49TH ST, VERNON, CA 90058



PROPERTY HIGHLIGHTS



Excellent Overflow/Dead Storage Opportunity



Class "A" Prologis Park Environment



End-Cap Unit



2 Dock High Positions | 1 Ground Level Door



24' Clearance



.45/3,000 Sprinkler System



10 Parking Spaces



Flexible Sublease Term

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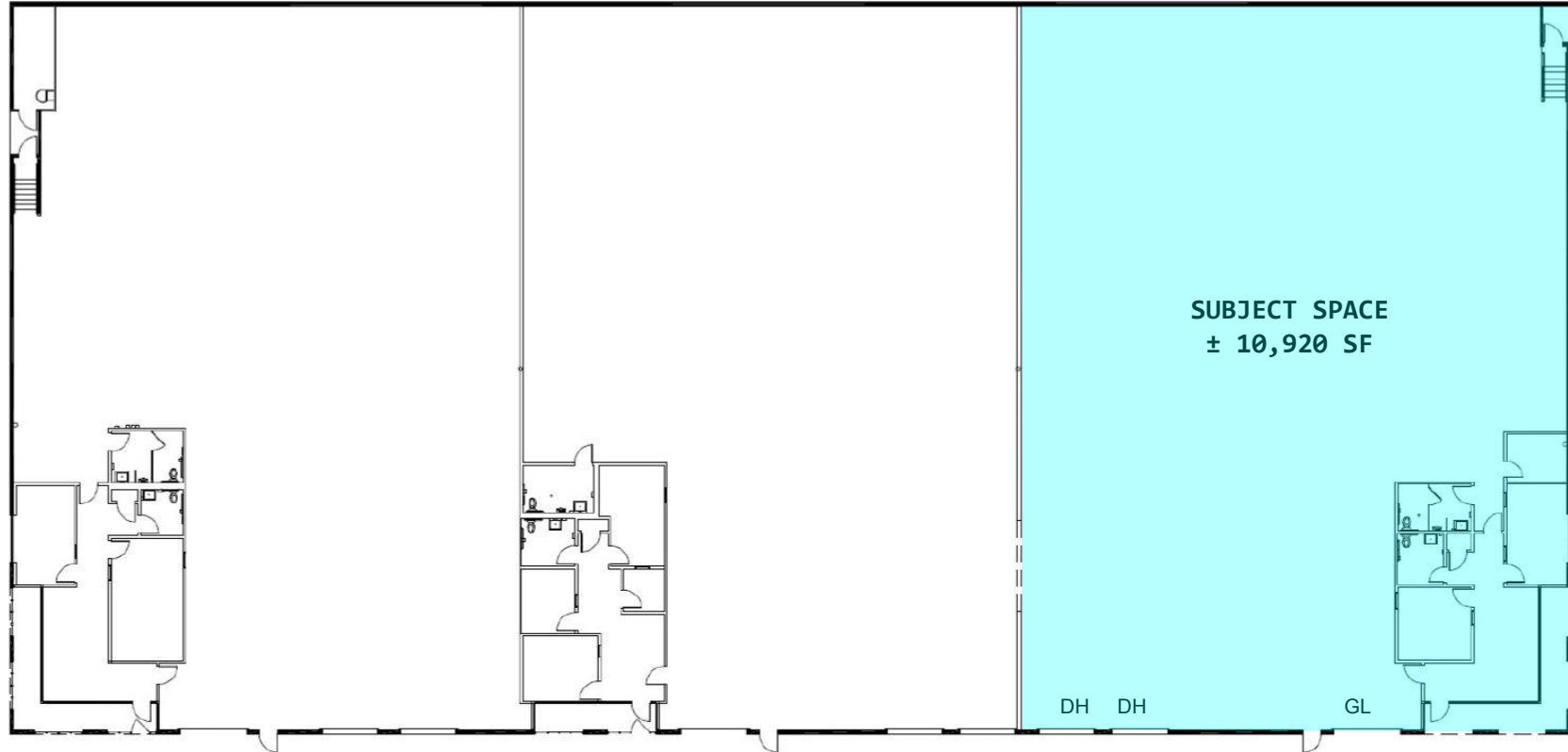
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PROPERTY SITE PLAN



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

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PROPERTY AERIAL VIEW



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