



4255

DISTRICT BOULEVARD
VERNON | CA



FOR LEASE INDUSTRIAL PROPERTY



2,520 SF
COOLER SPACE



160
OFFICE SF



10 - 11 ft
CLEAR HEIGHT



2
DOCK HIGH POSITIONS

PROPERTY HIGHLIGHTS

- Rare Dock High Small Cold Storage Facility
- 2 Dock High Loading Positions
- 2 Coolers: About 1,260 SF Each
- 1 Ground Level Ramp
- 2,520 SF of Cold Storage

FOR MORE INFORMATION PLEASE CONTACT:

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CADRE #02176692

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ASSOCIATE

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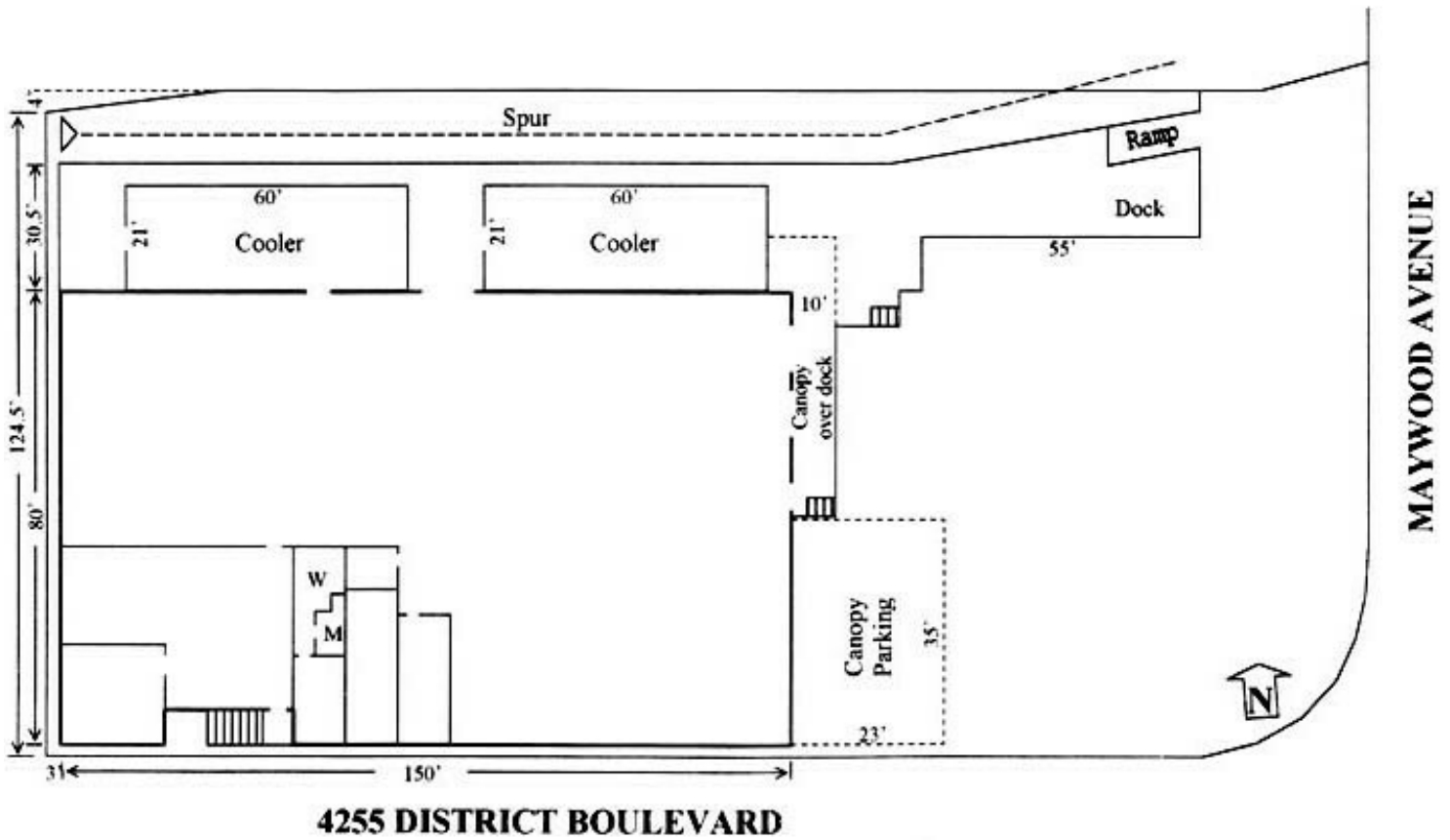
CADRE #02157447

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



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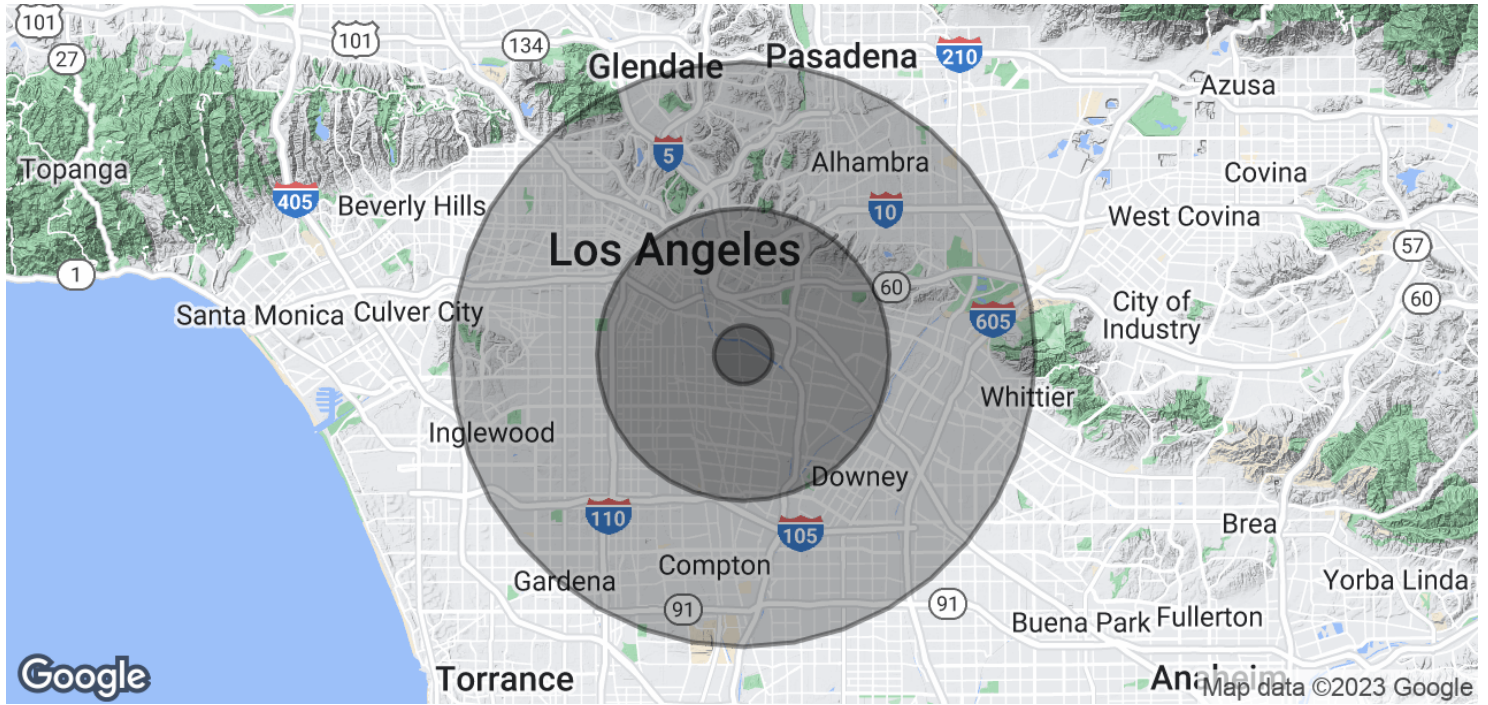
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DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total population	13,108	1,026,654	3,660,072
Median age	33.1	32.1	35.3
Median age (Male)	33.0	31.2	34.1
Median age (Female)	32.1	33.0	36.6

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
District Blvd	Leonis Blvd W	20,113	2022	0.05 mi
Exchange Ave	S Maywood Ave E	2,957	2022	0.13 mi
Everett Ave	E 49th St S	1,681	2022	0.16 mi
District Blvd	Everett Ave W	20,375	2022	0.22 mi

* Enter Traffic Count Disclaimer Here

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