

Available SF 25,760 SF

Industrial For Lease

Building Size 131,598 SF



Address: 2019 E 48th St, Vernon, CA 90058
Cross Streets: S Alameda St/E 48th St

Prime West Vernon Warehouse Building
 4 Dock High Positions
 21' Clearance / Fenced Yard
 Located 1/2 Block From Alameda Street
 Close to Downtown LA - Large Showroom

Lease Rate/Mo:	\$41,260	Sprinklered:	Yes	Office SF / #:	3,456 SF / 5
Lease Rate/SF:	\$1.60	Clear Height:	21'	Restrooms:	2
Lease Type:	Gross	GL Doors/Dim:	0	Office HVAC:	Heat & AC
Available SF:	25,760 SF	DH Doors/Dim:	2 / (2) 20x12	Finished Ofc Mezz:	0 SF
Minimum SF:	25,760 SF	A: 400 V: 240 O: 3 W: 3		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Tiltwall	Unfinished Mezz:	0 SF
Term:	5 Years w/ADJ	Const Status/Year Blt:	Existing / 1972R09	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	12/01/2022
Sale Price/SF:	NFS	Parking Spaces: 23 / Ratio: 0.9:1		Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Distribution	Market/Submarket:	Commerce/Vernon
Zoning:	M			APN#:	6308014025

Listing Company: Daum Commercial
Agents: [David Freitag 213-270-2235](mailto:David.Freitag@daumcommercial.com)
Listing #: 32492899 **Listing Date:** 10/17/2022 **FTCF:** CB250N000S000/OAA
Notes: Lessee responsible for Vernon's warehouse parcel tax. Please verify all information herein as broker does not warrant its accuracy. Can contact Marianna Link (213) 270-2228.