

Available SF 10,011 SF

Industrial For Lease

Building Size 302,390 SF



Property Name: Santa Fe Industrial Center
Address: 2281 E 49th St, Vernon, CA 90058
Cross Streets: Santa Fe Ave/49th St

Ground Floor
 Excellent Vernon Mfg Space
 Completely Refurbished
 Sprinklers - Power - Truck Hi - Ample Pkg

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|-------------------------|--|--|------------------------|------------------------------|-----------------------|
| Lease Rate/Mo: | \$12,013 | Sprinklered: | Yes | Office SF / #: | 1,100 SF / 5 |
| Lease Rate/SF: | \$1.20 | Clear Height: | 14' | Restrooms: | |
| Lease Type: | Gross / Op. Ex: \$0.10 | GL Doors/Dim: | 0 | Office HVAC: | Heat & AC |
| Available SF: | 10,011 SF | DH Doors/Dim: | 2 / 20x10 | Finished Ofc Mezz: | 0 SF |
| Minimum SF: | 10,011 SF | A: 200 V: 277/480 O: 3 W: 4 | | Include In Available: | No |
| Prop Lot Size: | POL | Construction Type: | Concrete | Unfinished Mezz: | 0 SF |
| Term: | Acceptable to Owner | Const Status/Year Blt: | Existing / 1920R95 | Include In Available: | No |
| Sale Price: | NFS | Whse HVAC: | No | Possession: | 10/01/2022 |
| Sale Price/SF: | NFS | Parking Spaces: 12 / Ratio: 1.2:1 | | Vacant: | No |
| Taxes: | | Rail Service: | No | To Show: | Call broker |
| Yard: | No | Specific Use: | Warehouse/Distribution | Market/Submarket: | Commerce/Vernon |
| Zoning: | MV | | | APN#: | 6308015044,6308015055 |
| Listing Company: | Daum Commercial | | | | |
| Agents: | David Freitag 213-270-2235 | | | | |
| Listing #: | 32370687 | Listing Date: | 10/06/2022 | FTCF: | CB300Y150S000 |
| Notes: | Taxes TBD. Lot Size: POL. CAM fee \$0.10psf in addition to rent. Please verify all information herein as broker does not warrant its accuracy. Can contact Marianna Link (213) 270-2228. | | | | |

