

**MANUFACTURING/WAREHOUSE**  
**34,400 SF**

# VERNON WAREHOUSE



**4770 DISTRICT BLVD. | VERNON | CA**

# FOR LEASE

FOR MORE INFORMATION,  
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## AVAILABLE SF

34,400 SF

## LEASE RATE

\$44,032 PER MONTH

\$1.28 PSF INDUSTRIAL GROSS

## OFFICE SF

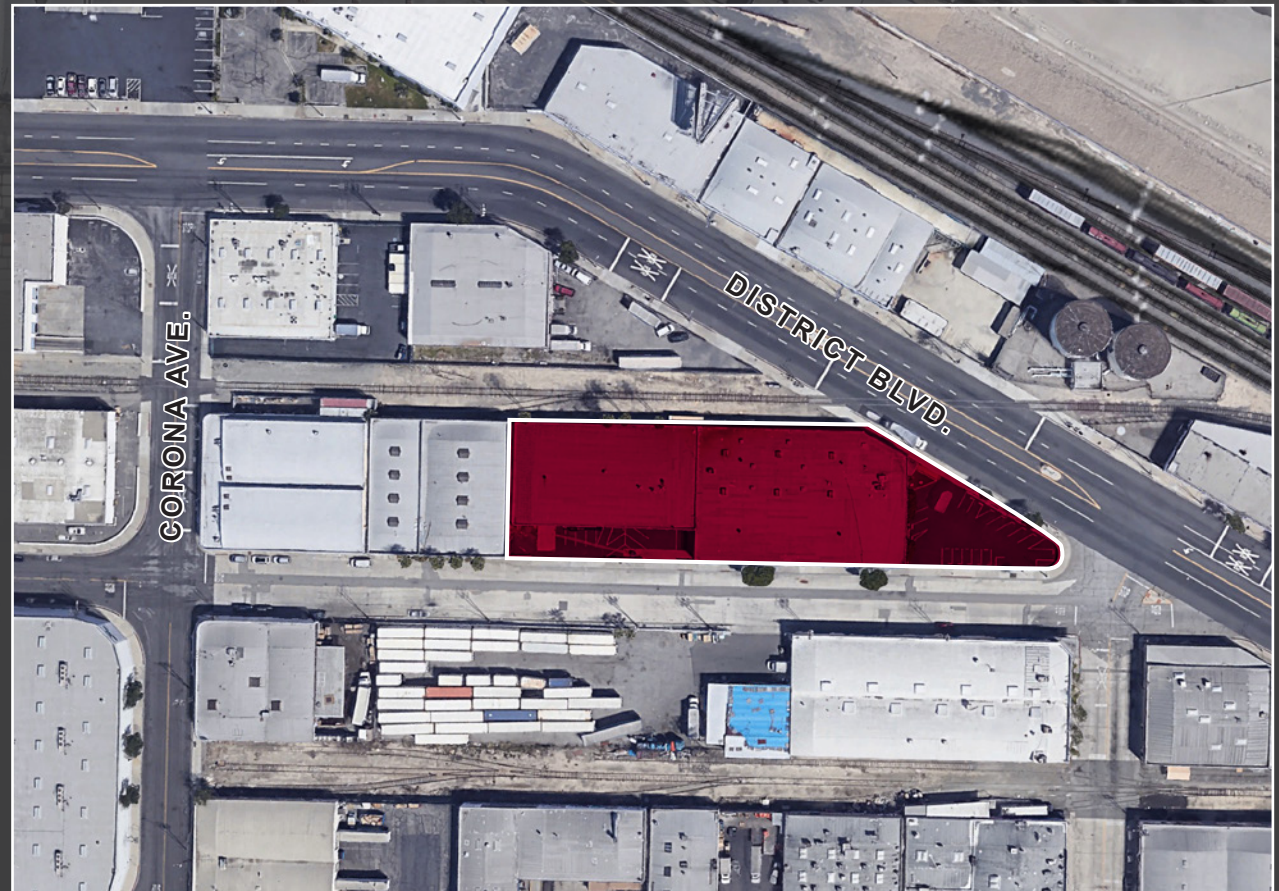
2,500 SF

## TENANCY

Available Now

## BUILDING FEATURES

- Manufacturing/Warehouse
- 50,965 SF Lot
- Dock High Loading
- Fully Sprinklered
- 16' Clear Height
- 800 Amps, 240 Volts, 3 Phase Power
- Additional power panel: 600 amps, 120/240 volts, 3 phase. (Verify)



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## PUBLIC TRANSPORTATION



### COMMUTER RAIL

(Orange County, 91 Lines)  
 11 min | 4.0 mi

Montebello/Commerce Commuter Rail on I-60  
 (Riverside Line)  
 12 min | 4.4 mi



### AIRPORT

Long Beach-Daugherty Field Airport  
 26 min | 15.7 mi

Los Angeles International Airport  
 29 min | 16.5 mi

Bob Hope Airport  
 34 min | 21.6 mi

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2010 POPULATION	311,849	946,206	3,544,681
2022 POPULATION	298,118	931,573	3,551,343
2027 POPULATION PROJECTION	290,932	914,467	3,498,016
2010 HOUSEHOLDS	75,677	239,285	1,052,543
2022 HOUSEHOLDS	71,478	237,043	1,055,899
2027 HOUSEHOLD PROJECTION	69,569	232,938	1,040,133
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$2.1B	\$7.2B	\$32.6B

