

STATE OF THE ART FACILITY



32,000 SF INDUSTRIAL FOR LEASE/SALE

NEWER CONSTRUCTION STAND ALONE BUILDING

2288 E. 27TH ST.
VERNON | CA 90058

FOR MORE INFORMATION, PLEASE CONTACT:

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CA License # 00855673

PROPERTY HIGHLIGHTS



**HEAVY
POWER**



**HIGH
CLEARANCE**



**GREAT
LOADING**

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DAUM
COMMERCIAL REAL ESTATE SERVICES



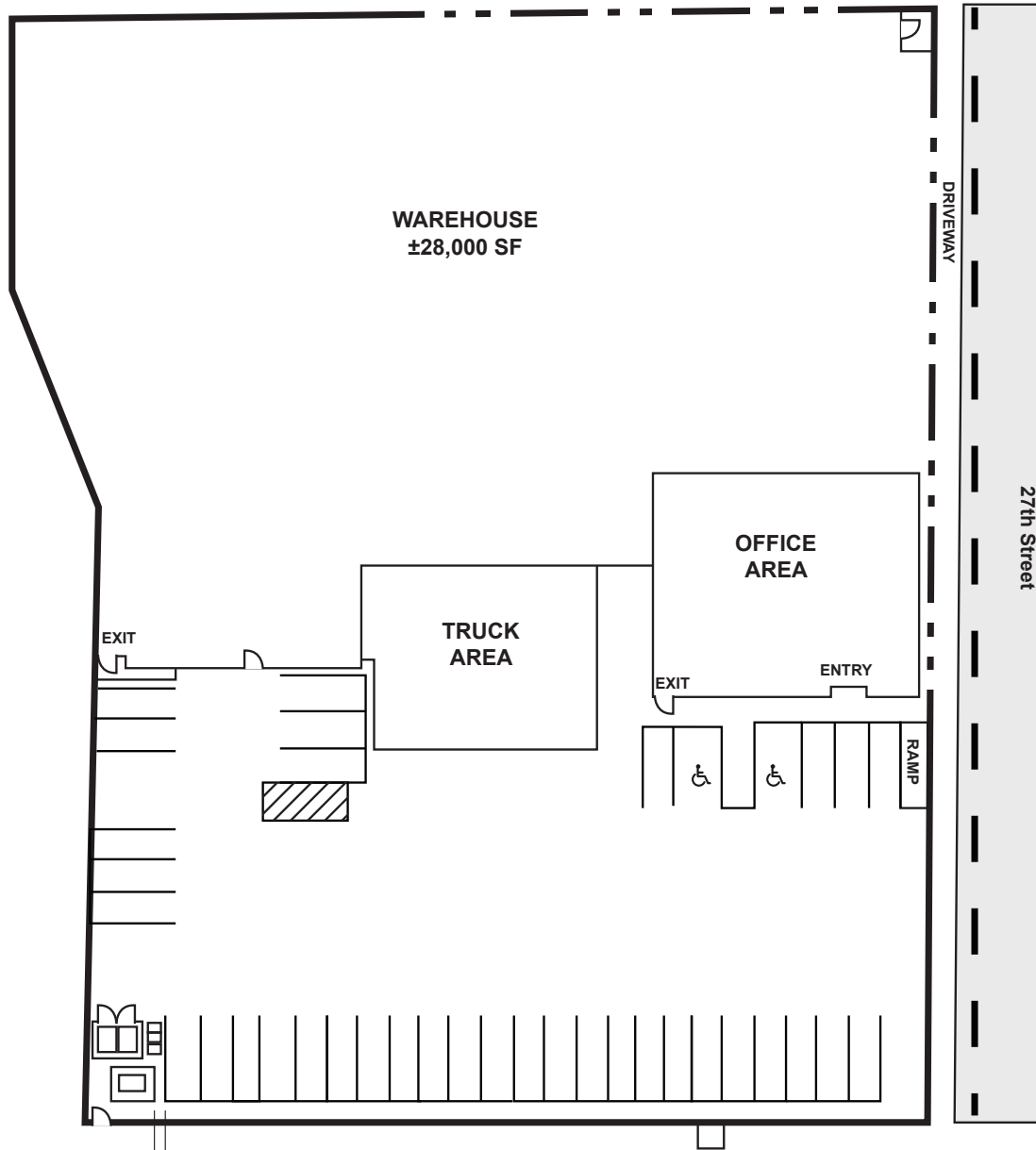
PROPERTY HIGHLIGHTS

- ±32,000 SF Available
- ±53,143 SF Lot Size
- ±4,000 SF Office Space
- 24'-28' Clear Height
- 1 Grade Level Door
- 5 Dock High Positions
- Calculated Sprinkler System
- 4 Restrooms
- Newer Construction
- Incredible Location, Minutes from Downtown
- 36 Car Secure Parking
- Secured Yard
- Heavy Power

Building Features

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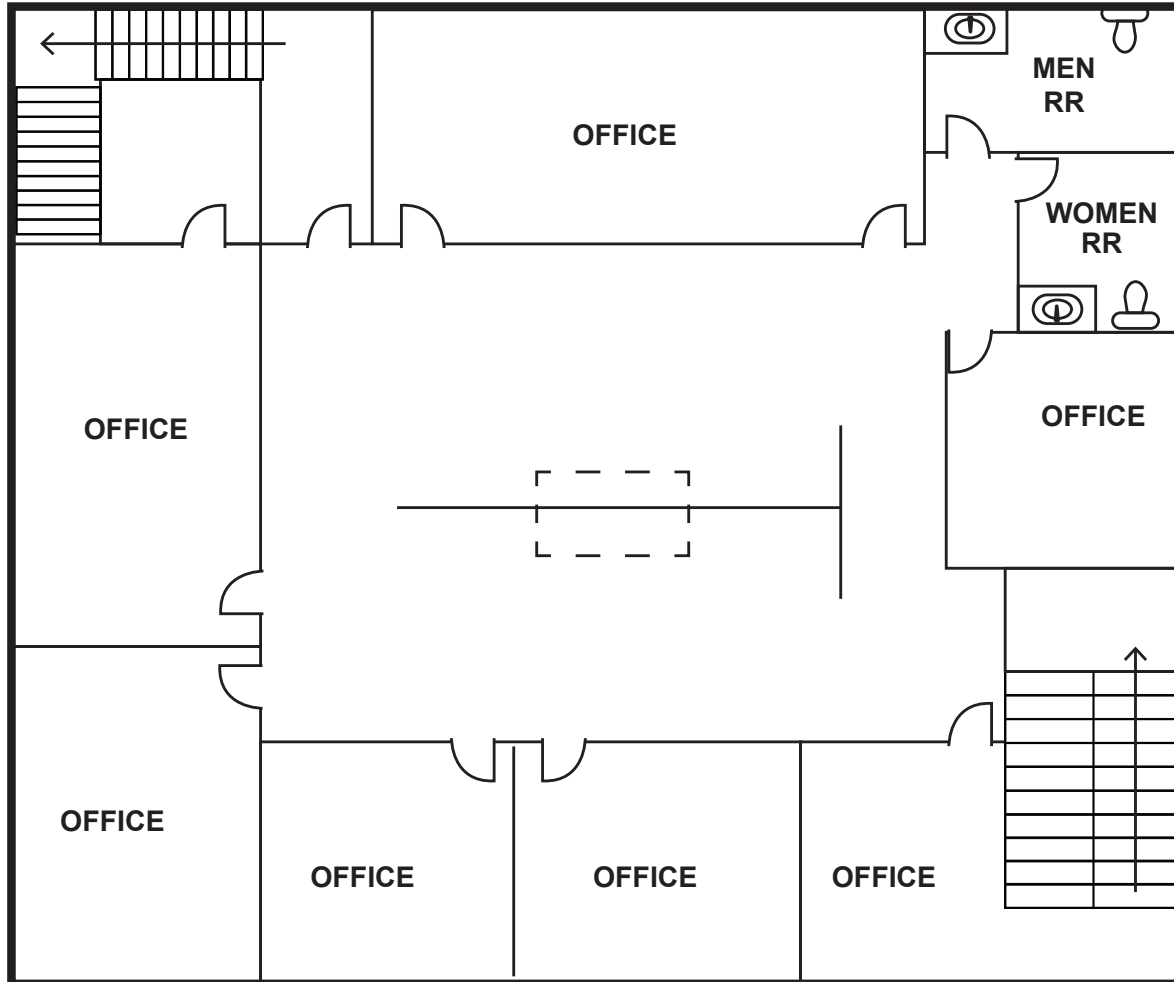




WAREHOUSE
28,000 SF

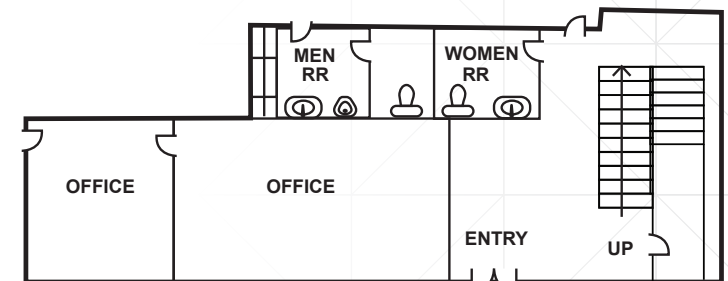
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

MEZZANINE



OFFICE
4,000 SF

DOWNSTAIRS



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Property Location

2288 E. 27TH ST.
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1,230,899
5-Mile Radius of
Population Served

25.8 Miles
to Port of LA/
Long Beach

20.5 Miles
to Long Beach
Airport (LBG)

16.7 Miles
to Los Angeles
Airport (LAX)

2.9 Miles
to Nearest FedEx
DC

2.1 Miles
to Nearest UPS
DC

1.8 Miles
to Nearest DHL
DC

41.7 Miles
to John Wayne
Airport (SNA)



Sale/Leasing Contact

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