

# IDEAL WAREHOUSE/MANUFACTURING SPACE



## FOR SALE

±30,122 SF INDUSTRIAL

3398 LEONIS BLVD.  
VERNON | CA | 90058

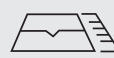
FOR MORE INFORMATION, CONTACT:

**DAVID FREITAG**  
EXECUTIVE VICE PRESIDENT  
P: 213.270.2235 | M: 310.413.9390  
david.freitag@daumcommercial.com  
DRE License: #00855673

## PROPERTY HIGHLIGHTS



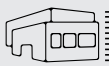
30,122 SF  
Available



1 ACRE  
Lot Size



2 GL Doors  
2 DH Doors



24'  
Clear Height



30  
Parking Spaces



400 V: 480 O: 3 W: 4  
Power

Although all information is furnished regarding for sale, rental or financing 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. D/AQ Corp. # 01129558

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# FOR SALE

## ±30,122 SF INDUSTRIAL

3398 LEONIS BLVD.  
VERNON | CA | 90058

AERIAL

### PROPERTY HIGHLIGHTS



**30,122 SF Available**



**1987 Year Built**



**1 ACRE Lot Size**



**2 GL Doors  
2 DH Doors**



**3,557 SF Office Space**



**Ideal Warehouse/  
Manufacturing Space**



**24' Clear Height**



**Fenced/Paved  
Yard Area**



**30 Car Parking**



**A: 400 V: 480 O: 3 W: 4  
Power**



**Fully Sprinklered**



**Close to 5, 10, 60, 101  
and 710 Freeways**



Although all information is furnished regarding for sale, rental or financing 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. D/AQ Corp. # 01129558

# FOR SALE

## ±30,122 SF INDUSTRIAL

3398 LEONIS BLVD.  
VERNON | CA | 90058

### PHOTOS

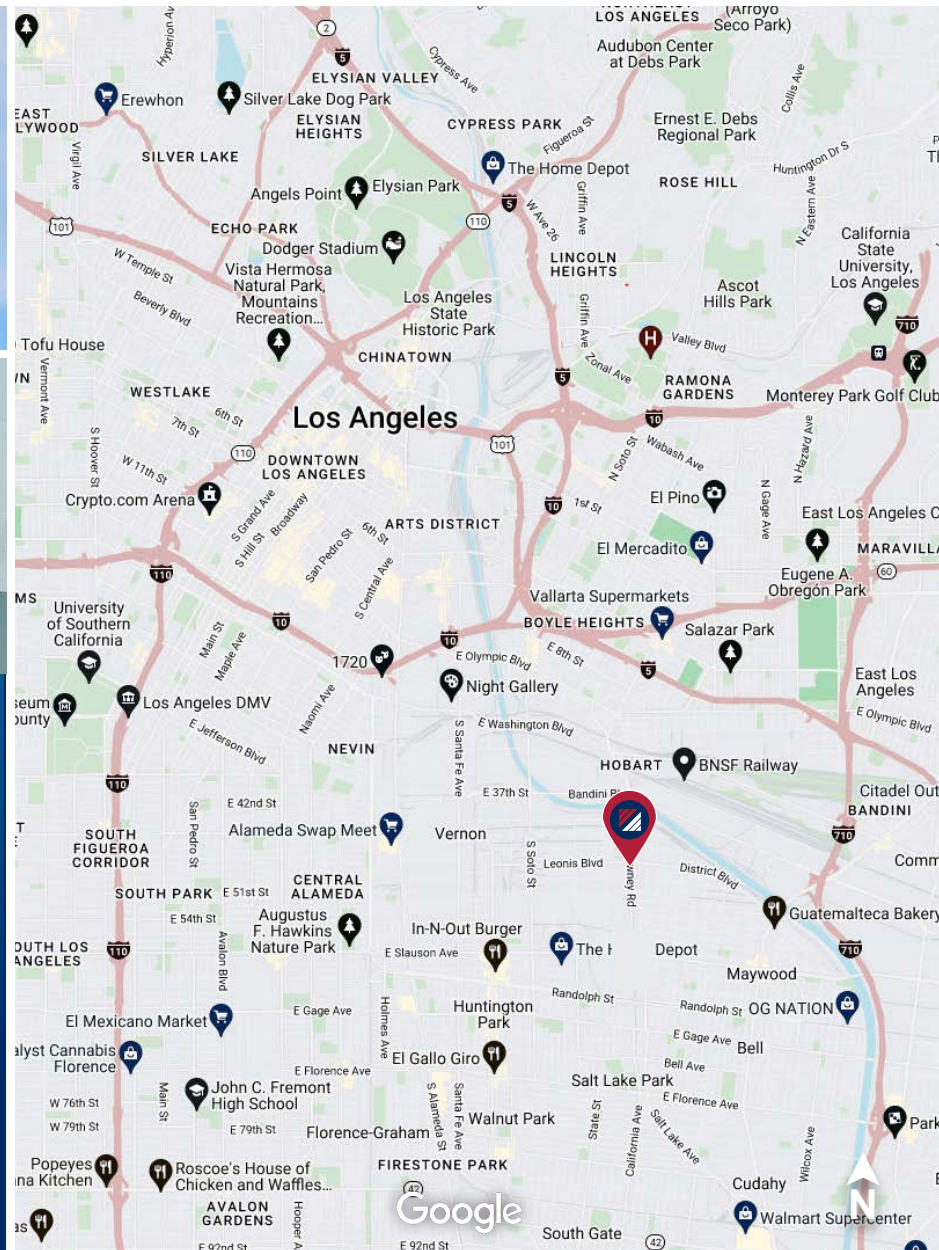
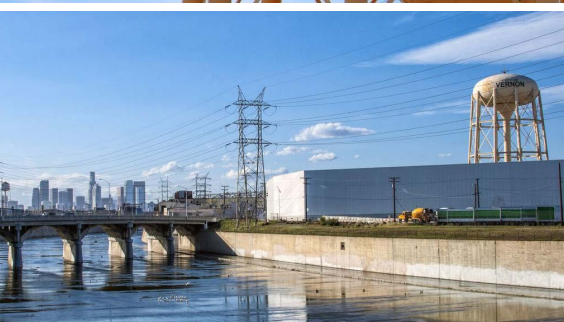


Although all information is furnished regarding for sale, rental or financing from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558

# FOR SALE

## ±30,122 SF INDUSTRIAL

**3398 LEONIS BLVD.**  
**VERNON | CA | 90058**  
**LOCATION MAP**



## ABOUT VERNON

The City of Vernon is an industrial city of 5.2 square miles located several miles to the southeast of Downtown Los Angeles in Southern California. Founded in 1905 as the first exclusively industrial city in the Southwestern United States, Vernon currently houses more than 1,800 businesses that employ approximately 50,000 people, serving as a vital economic engine in the region. Offering an environment uniquely friendly to business, Vernon is the home to industries including food and agriculture, apparel, steel, plastics, logistics and home furnishings. Vernon maintains strong philanthropic ties with the neighboring communities where much of its workforce lives, providing significant financial support for public services like health care and education.

Although all information is furnished regarding for sale, rental or financing 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. D/AQ Corp. # 01129558