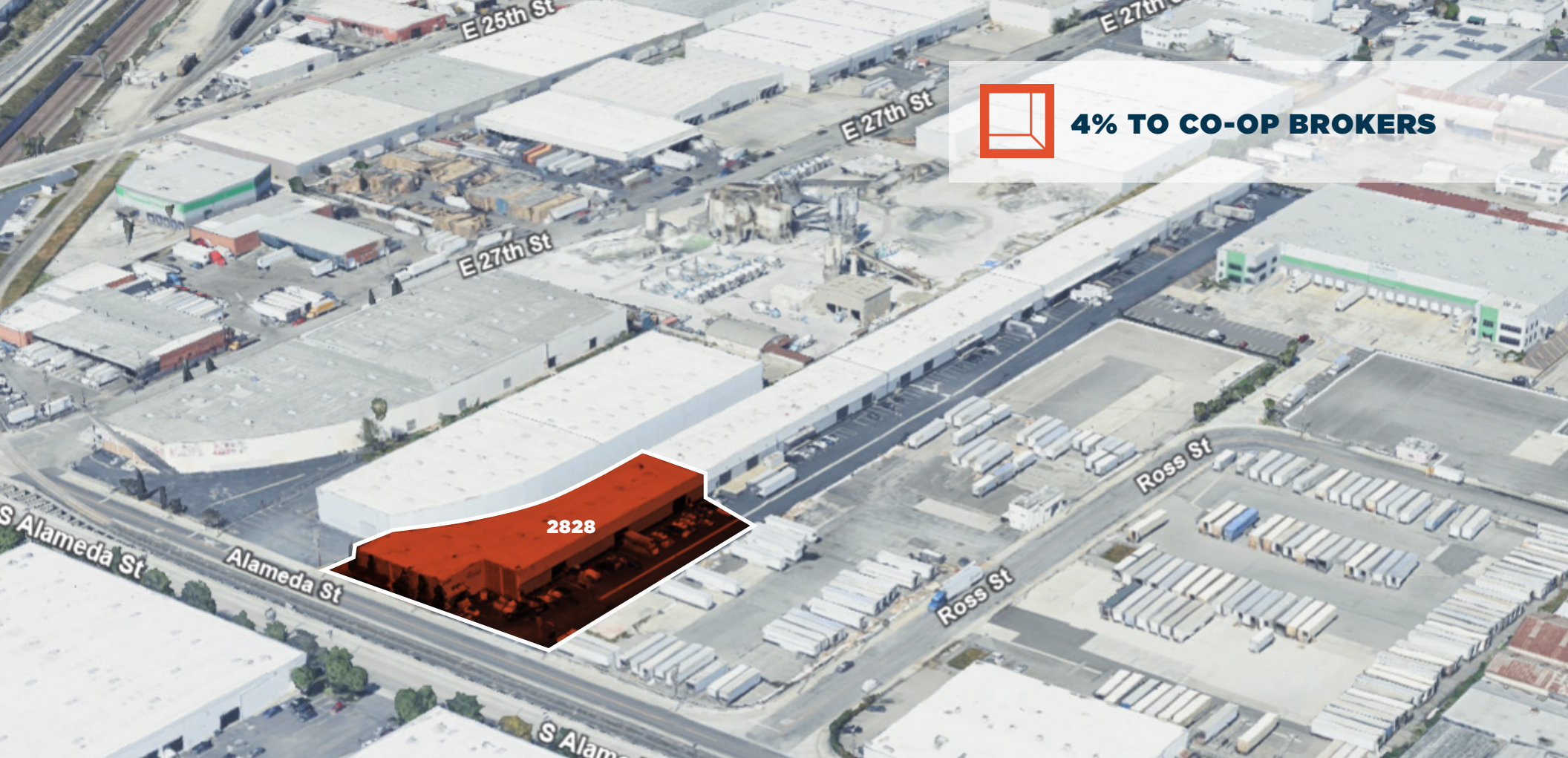




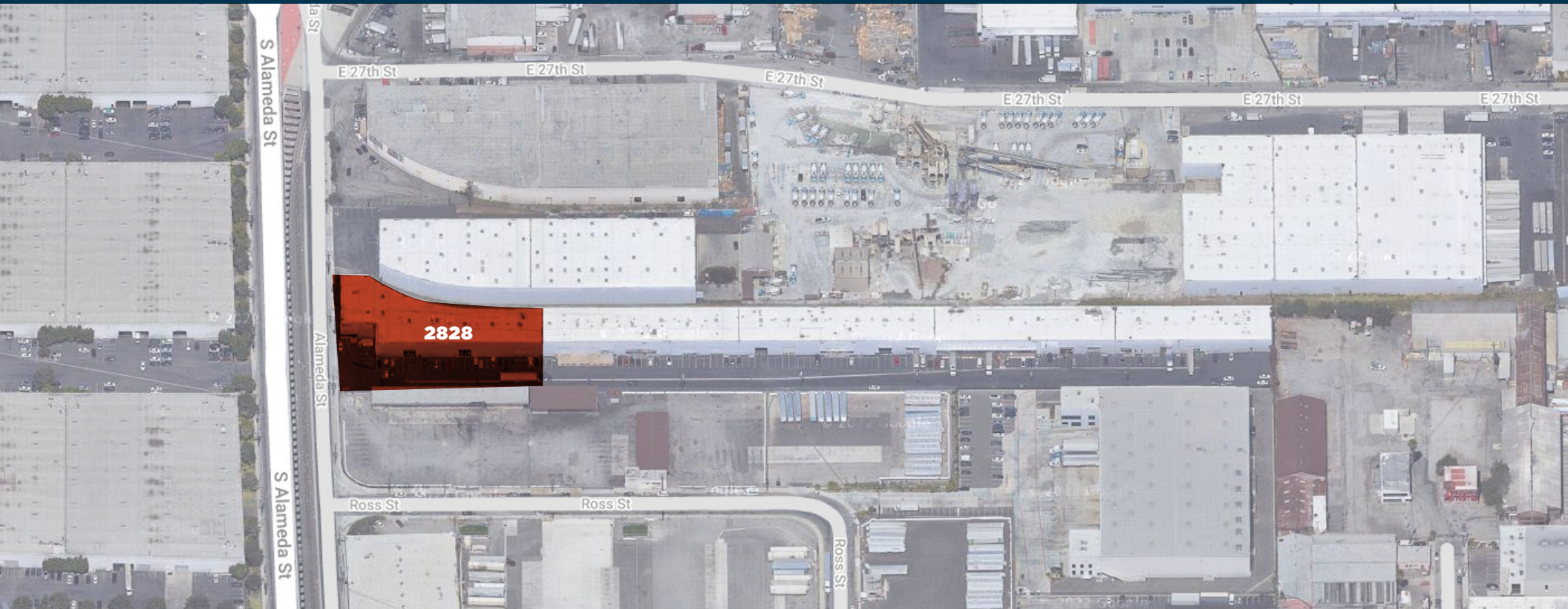
4% TO CO-OP BROKERS

COMPLETELY REFURBISHED MULTI-TENANT INDUSTRIAL UNIT **25,000 SF AVAILABLE FOR LEASE**

INSTITUTIONALLY MANAGED | FLEXIBILITY TO GROW IN A PORTFOLIO | DELIVERING UNPRECEDENTED CUSTOMER SERVICE

2828 S. Alameda St. | Vernon, CA 90058



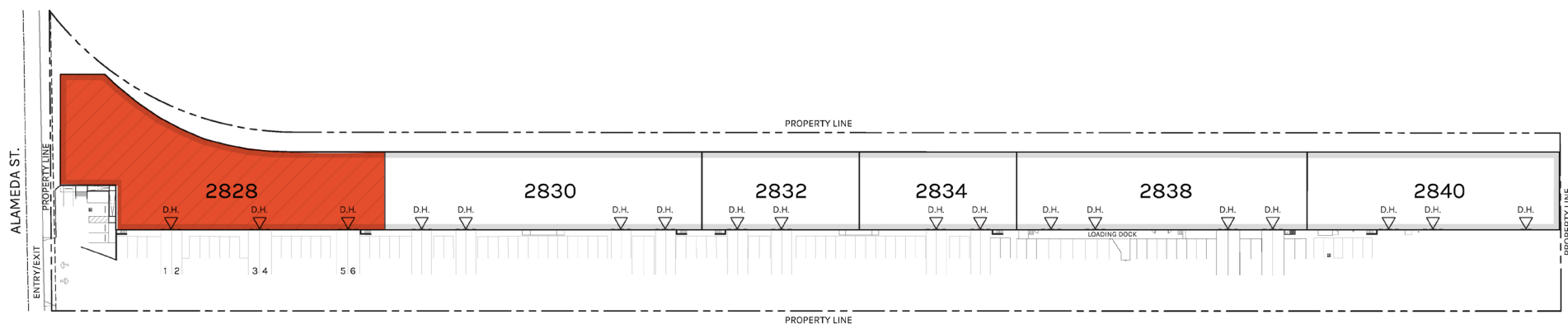


PROPERTY HIGHLIGHTS

2828 S. ALAMEDA ST. — ±25,000 SF

- **Lease Rate \$1.25/SF/Month, MG, plus an estimated \$0.06 CAM/SF/Month**
- Warehouse Area: ±23,538 SF
- ±1,462 SF Office Area
- 3 Dock Doors (Double Doors / Load Levelers)
- 138.3 Amps, 120/240 Volts, 3 Phase, 4 Wire
- Large, Open Warehouse Layout with Unobstructed Floor Area
- Excellent Depth and Wide Clear Span
- 21 Stalls
- Front Office Positioned for Customer/Employee access
- Ideal for Warehousing, Production, or Distribution



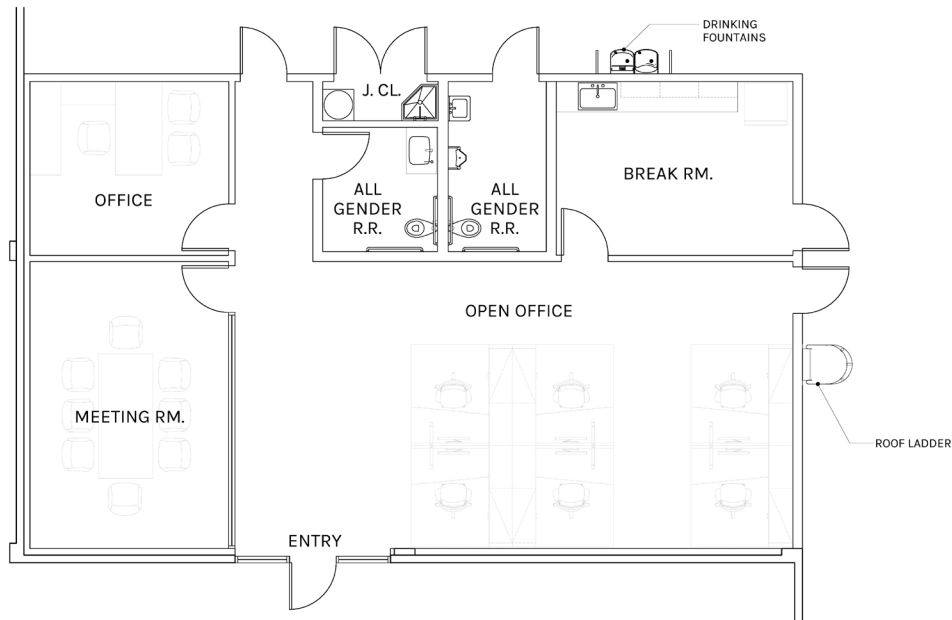


Available Industrial Units

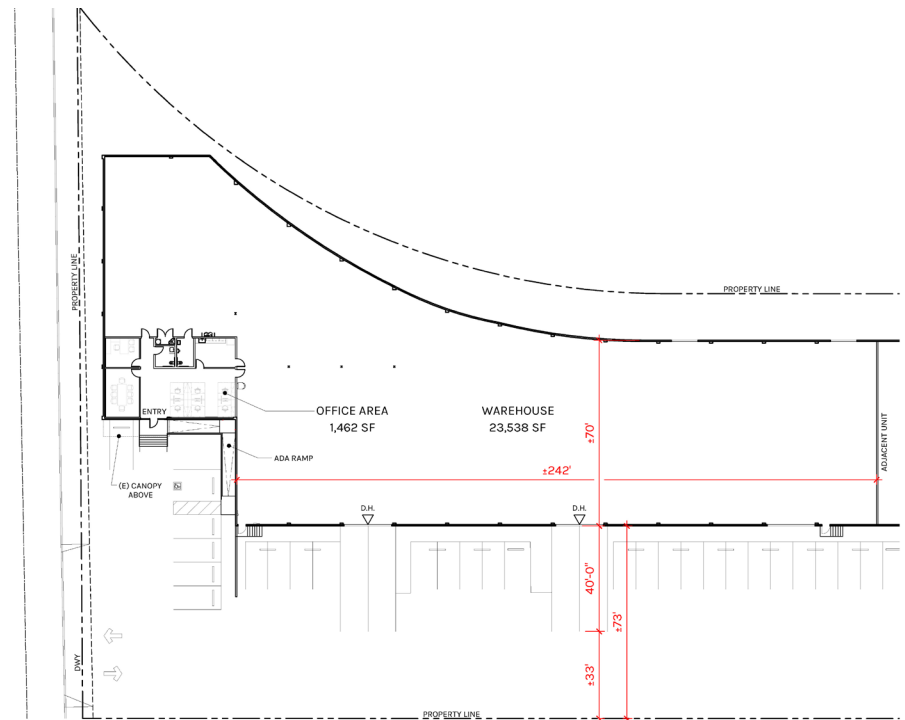
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE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



GROUND FLOOR OFFICE : ±1,462 SF



SITE PLAN



WAREHOUSE

±23,538 SF

OFFICE

±1,462 SF

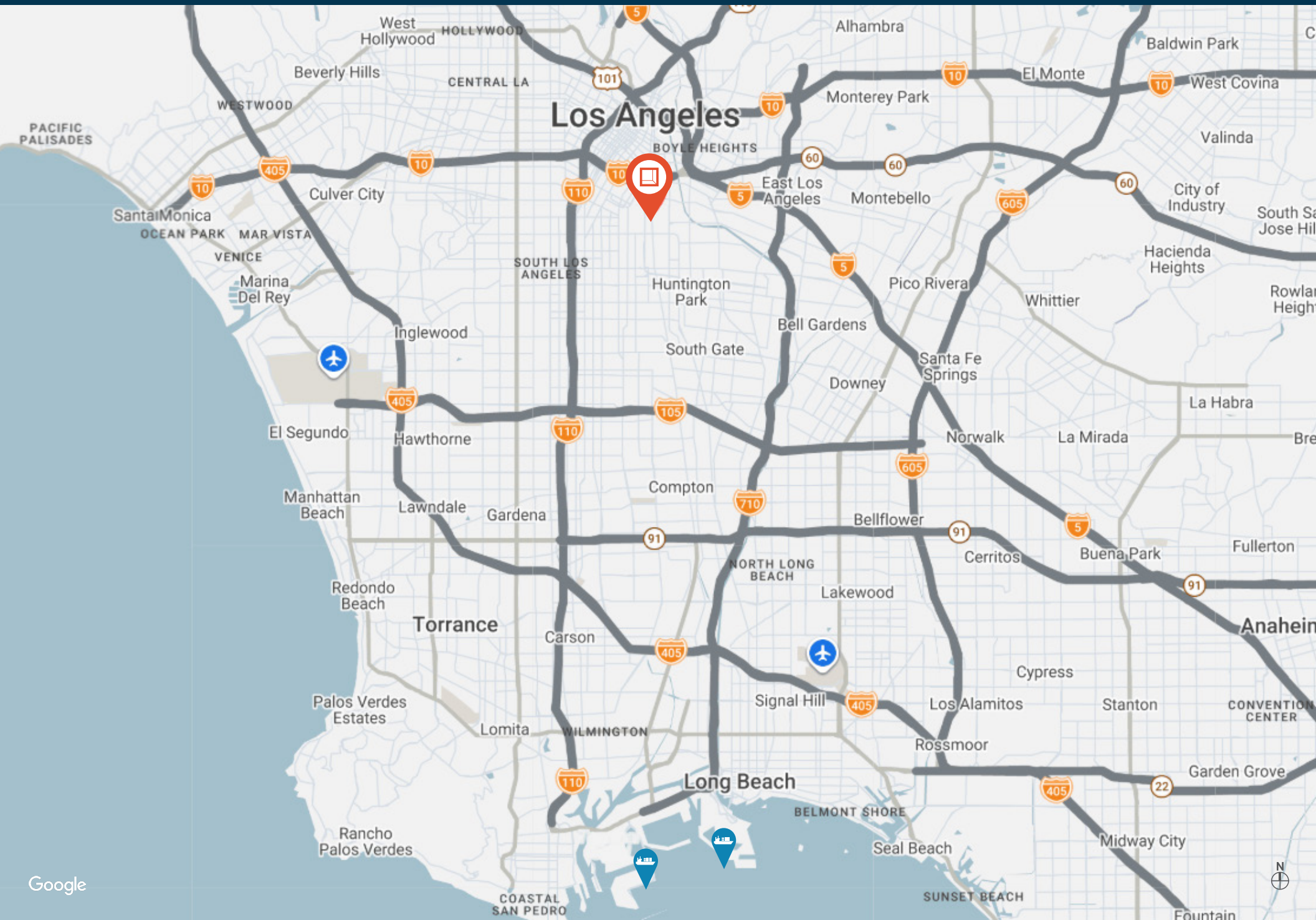
TOTAL

±25,000 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.

Property Location

2828 S. Alameda St.





**Rexford
Industrial**

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