

Available SF 268,049 SF

Industrial For Lease & For Sale

Building Size 268,049 SF



Address: 2707, 2711, 2761 Fruitland Ave, Vernon, CA 90058

Cross Streets: Fruitland Ave / S Soto St

Former BCBG Headquarters
 Elegant Creative Industrial Complex
 Excellent Warehouse and Manufacturing Facility
 Heavy Power 3,000 Amps
 Arts District Close At 1/4 of the Cost

Lease Rate/Mo:	\$150,107	Sprinklered:	Yes	Office SF / #:	178,981 SF
Lease Rate/SF:	\$0.56	Clear Height:	15' - 20'	Restrooms:	12
Lease Type:	Gross / Op. Ex.	GL Doors/Dim:	2 / 1 Via Ramp	Office HVAC:	Heat & AC
Available SF:	268,049 SF	DH Doors/Dim:	10 / 6:10x10, 3: 12x14, 1: 8x8	Finished Ofc Mezz:	84,321 SF
Minimum SF:	268,049 SF	A: 3,000 V: 480 O: 3 W: 4		Include In Available:	Yes
Prop Lot Size:	5.80 Ac / 252,648 SF	Construction Type:	Concrete	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Blt:	Existing / 1941	Include In Available:	No
Sale Price:	\$28,500,000	Whse HVAC:	Yes	Possession:	Now
Sale Price/SF:	\$106.32	Parking Spaces:	321 / Ratio: 1.20:1,000	Vacant:	No
Taxes:	\$363,596 / 2019	Rail Service:	No	To Show:	Call Broker
Yard:	Fenced / Paved	Specific Use:	Manufacturing	Market/Submarket:	Commerce/Vernon
Zoning:	VEM			APN#:	6308-002-006

Listing Company: Lee & Associates - Commerce

Agents: Peter D. Bacci 323.767.2022, Jack Cline 323.767.2025

Listing #: AIR CRE Use Only

Listing Date: AIR CRE Use Only

FTCF: CB150N000S100

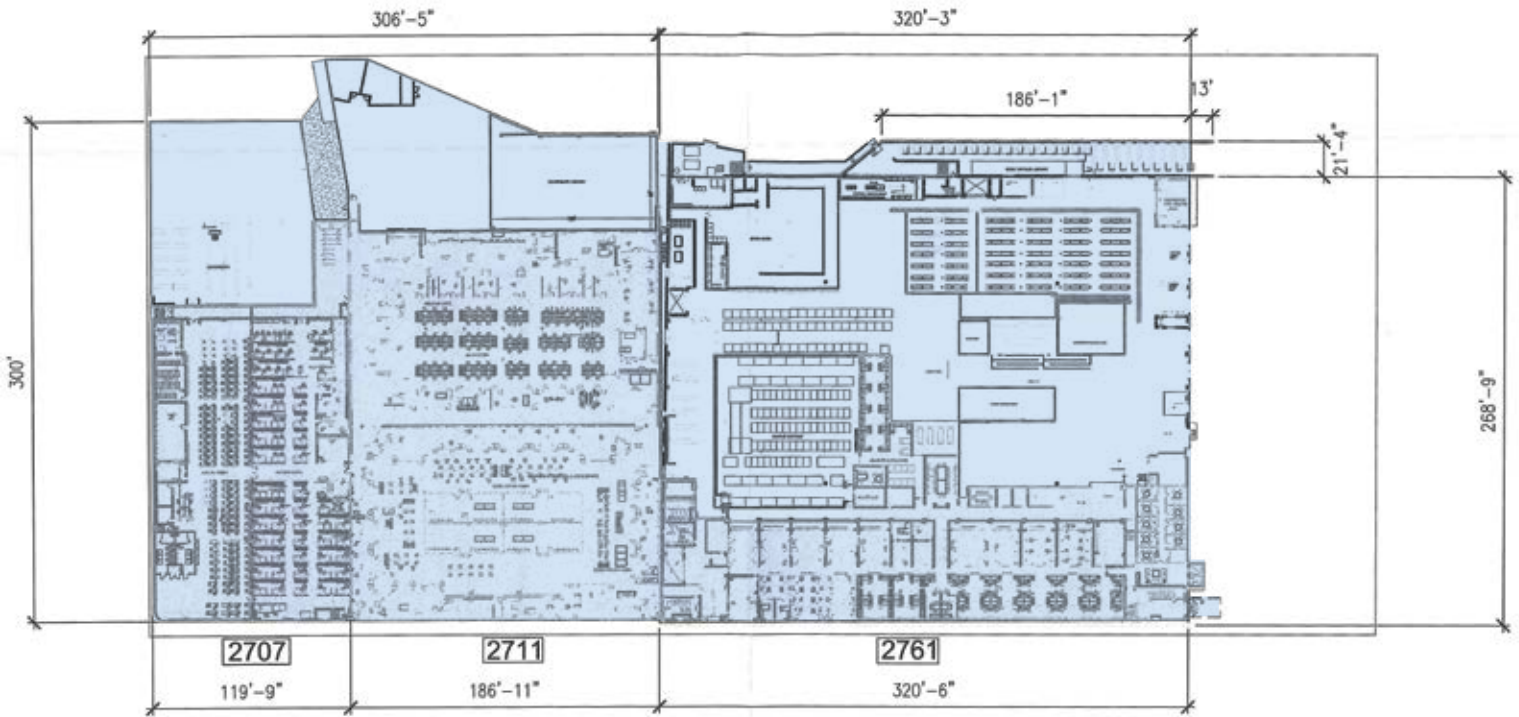
Notes: Broker / Agent / Lessee to review all information contained herein. All measurements are approximate, Lee & Associates makes no representation as to the accuracy of the above. Bldg built in 1940, 1941, and 1947 construction includes brick with exposed beams. Construction Type: Reinforced Concrete & Brick, Specific Use: Heavy Mfg/Bulk Warehouse. APN: 6308-002-006, 007, 019, 020.

FOR SALE/LEASE

±268,049 SF OF INDUSTRIAL BUILDING

2707-2761 FRUITLAND AVENUE, VERNON, CALIFORNIA 90058

PROPERTY SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate.

FOR MORE INFORMATION, PLEASE CONTACT

PETER D. BACCI SIOR

LA Industrial Group • Executive VP, Principal
LIC NO 00946253

pbacci@lee-associates.com

323.767.2022 | LAINDUSTRIALGROUP.COM

JACK R. CLINE, JR.

Team Cline • Senior VP, Principal
LIC NO 00854279

jcline@lee-associates.com

323.767.2025 | TEAM-CLINE.COM



P: 323.720.8484 | F: 323.720.8474 | LEE-ASSOCIATES.COM
LAINDUSTRIALGROUP.COM • TEAM-CLINE.COM

LEE & ASSOCIATES® - COMMERCE, INC. | CORP ID 01125429
500 Citadel Drive, Suite 140, Commerce, California 90040

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.