

Available SF 42,090 SF

Industrial For Lease or Sale

Building Size 42,090 SF


**Address:** 4625 District Blvd, Vernon, CA 90058

**Cross Streets:** S Downey Rd/District Blvd

Rare State of the Art Cold Storage Facility  
 7 Dock High Positions / 1 Ground Level Door  
 24' Clearance - Calculated Sprinklers  
 Excellent Vernon Location  
 Freezer SF- 18,146, Cooler SF- 4,163,  
 Food Processing SF- 1,683, Refrigerated Dock SF- 4,583 SF

**Lease Rate/Mo:** \$29,027  
**Lease Rate/SF:** \$1.45  
**Lease Type:** NNN  
**Sale Price:** \$14,226,420  
**Sale Price/SF:** \$338.00  
**Available SF:** 42,090 SF  
**Prop Lot Size:** 1.98 Ac / 86,249 SF  
**Taxes:** \$113,728 / 2018  
**Yard:** Fenced / Paved  
**Zoning:** VEM

**Sprinklered:** Yes  
**Clear Height:** 24'  
**GL Doors/Dim:** 1  
**DH Doors/Dim:** 7  
**A: V: O: W: 4**  
**Construction Type:** Tiltwall  
**Const Status/Year Blt:** Existing / 1997  
**Whse HVAC:** Yes  
**Parking Spaces:** 49 / **Ratio:** 1.2:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution

**Office SF / #:** 6,860 SF  
**Restrooms:** 4  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** COE  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** Commerce/Vernon  
**APN#:** 6304-020-035

**Listing Company:** Lee & Associates  
**Agents:** [David Brandt 323-767-2104](#), [Jake Poxon 323-767-2055](#)

**Listing #:** **Listing Date:** **FTCF:** CB000N000S000/A0AA

**Notes:** Cold Storage Breakdown: Freezer SF- 18,146, Cooler SF- 4,163, Food Processing SF- 1,683, Refrigerated Dock SF- 4,583 SF. Buyer Verify All Information Contained Herein. Free Standing Building.