

Available SF 14,835 SF

Industrial For Lease

Building Size 14,835 SF



Address: 4623 Hampton Street, Vernon CA 90058

Cross Streets: E 49th St/Hampton St

Excellent Manufacturing Space
Heavy Power/Gas Service
Large Fenced Yard
Ground Level Loading

Lease Rate/Mo:	\$13,203	Sprinklered:	No	Office SF / #:	1,385 SF / 4
Lease Rate/SF:	\$0.89	Clear Height:	11'	Restrooms:	2
Lease Type:	/ Op. Ex:	GL Doors/Dim:	3	Office HVAC:	Heat & AC
Available SF:	14,835 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	No
Minimum SF:	14,835 SF	A: 400 V: 480-277 O: 3 W: 3		Include In Available:	No
Prop Lot Size:	0.76 Ac / 32,970 SF	Construction Type:	Brick	Unfinished Mezz:	No
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1945	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	30 Days
Sale Price/SF:	NFS	Parking Spaces:	26 / Ratio: 1.75:1,000	Vacant:	No
Taxes:	\$20,072 / 2020	Rail Service:	No	To Show:	Call Broker
Yard:	Fenced / Paved	Specific Use:	Manufacturing	Market/Submarket:	Commerce/Vernon
Zoning:	VEM*			APN#:	6308-009-033

Listing Company: Lee & Associates • Commerce, Inc.

Agents: Doug Cline 323-767-2116, Jack Cline 323-767-2025

Listing #: AIR CRE Use Only

Listing Date: AIR CRE Use Only

FTCF: CB000N000S000

Notes: Tenant should verify all above items: permitted office size, bldg/land size, age, clear, power, sprink calc, zone, permitted uses, parking, HVAC, floor load. Tenant should obtain business license and confirm zoning and use prior to lease execution. Lessee should be responsible for the city of Vernon parcel tax if applicable.