

AVAILABLE FOR LEASE

2757 LEONIS

VERNON, CA

69,695 SF



CONSTRUCTION
COMPLETE!!

NEWMARK



WWW.2757LEONIS.COM

HIGHLIGHTS

2757 Leonis Boulevard
Vernon, CA

LOCATION



Ideal Central Vernon Location



High Identity Corner Location - Major Street Frontage



Class 'A' Brand New Construction - LEED Gold (Pending)



Direct Freeway Access: (10), (60), (5), (101), (710) & (110)



City of Vernon: Business-Friendly Competitive Advantages

FEATURES



For Lease: 69,695 SF



Freestanding Building with Large Fenced & Secured Yard



5,182 SF (Two-Story) Executive Offices



7 Dock High Positions
40,000 lb Pit Levelers At Every Position
1 Ground Level Door



32' Clearance



ESFR K-25 Sprinklers



Heavy Power: 4,000 Amps Service



52' x 60' Column Spacing
60' Deep Speed Bays



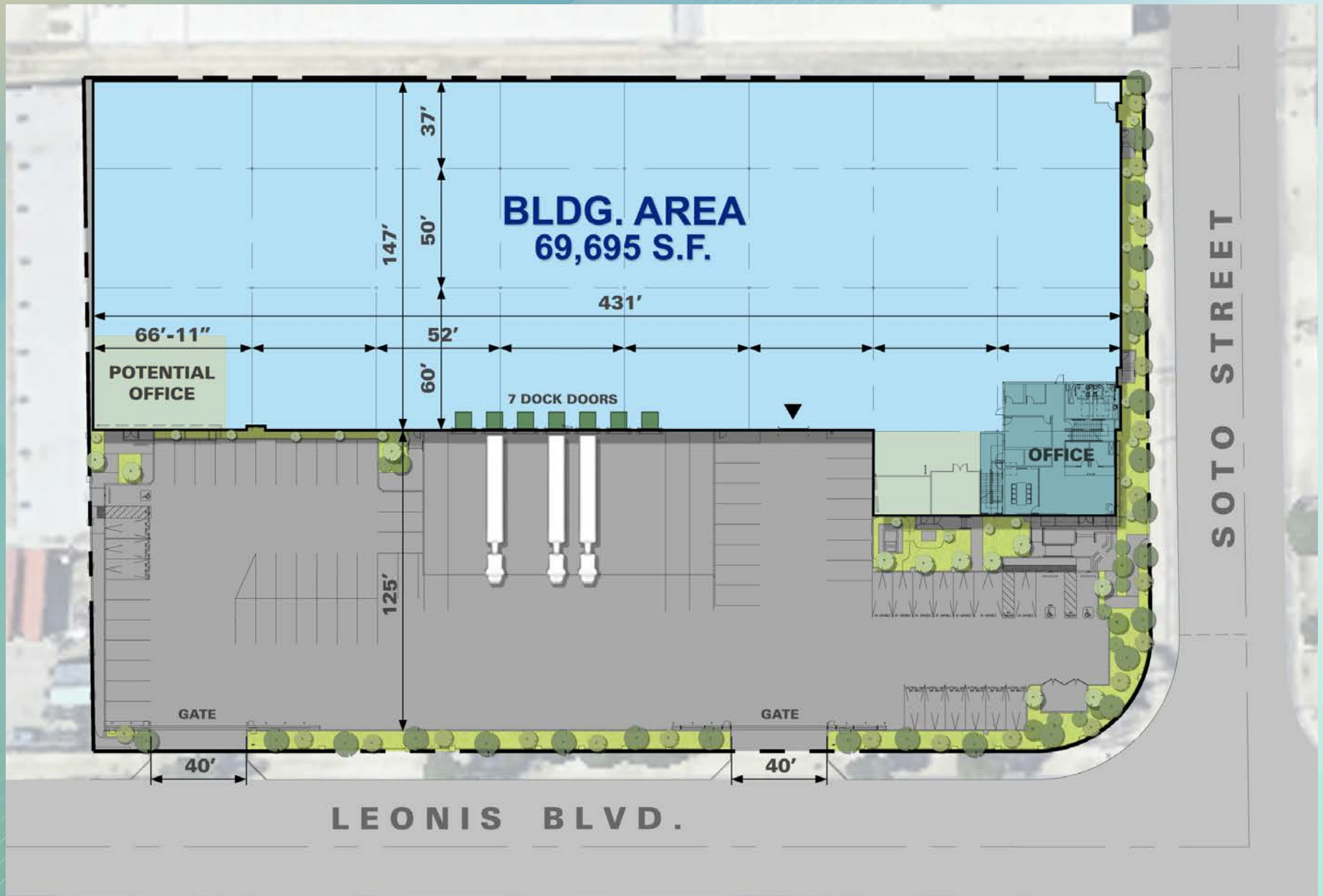
Energy Efficient LED Warehouse Lighting with Motion Sensors



100% Concrete Fenced & Secured Yard
70 Auto Parking Stalls
3 Trailer Parking Stalls

SITE PLAN

2757 Leonis Boulevard
Vernon, CA

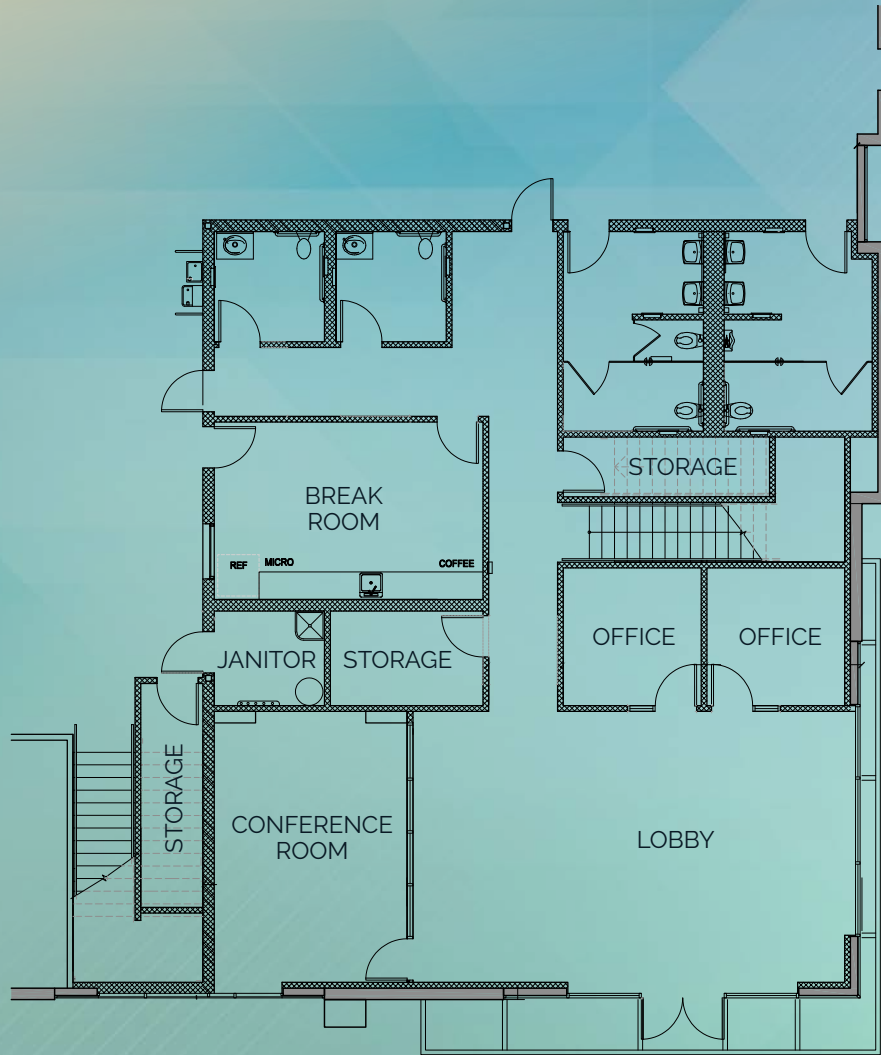


WAREHOUSE OFFICE POTENTIAL OFFICE DOCK HIGH POSITION ▼ GROUND LEVEL DOOR

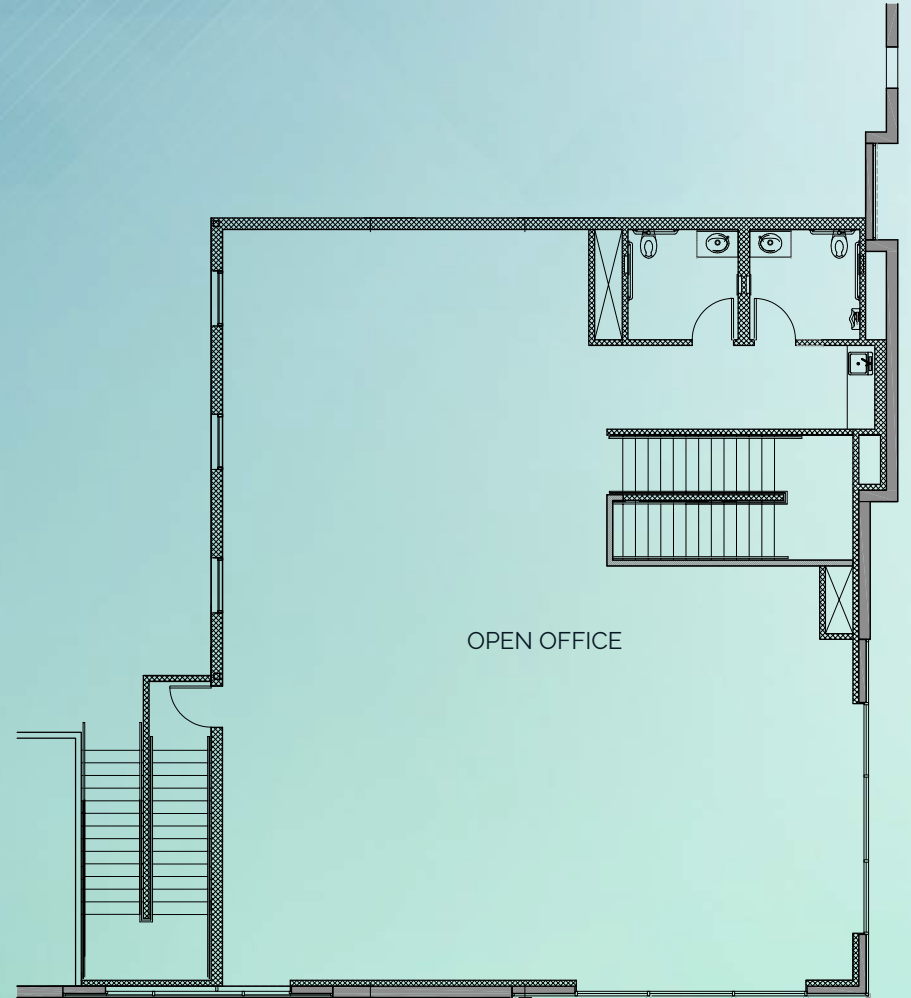
NOT TO SCALE

OFFICE PLAN

2757 Leonis Boulevard
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GROUND FLOOR (2,656 SF)

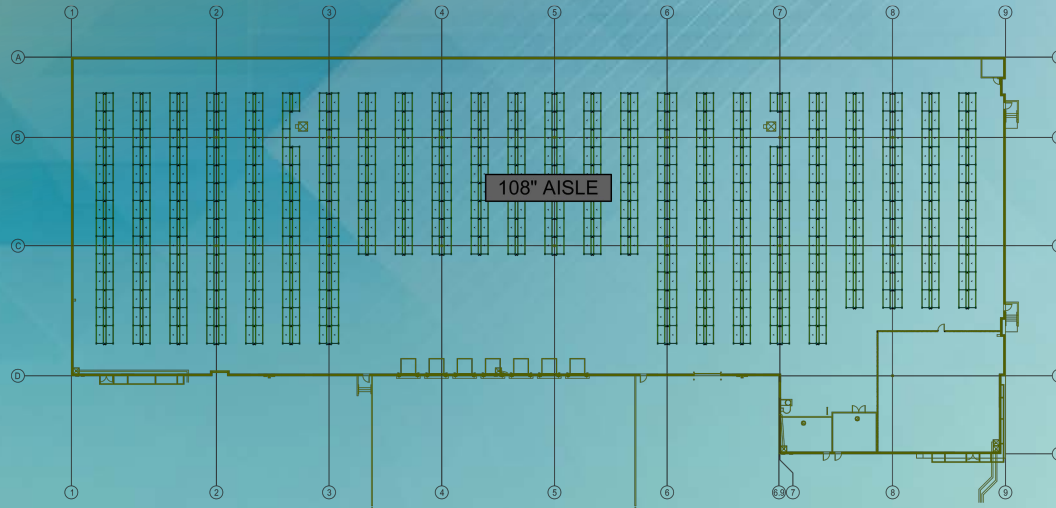


MEZZANINE (2,526 SF)

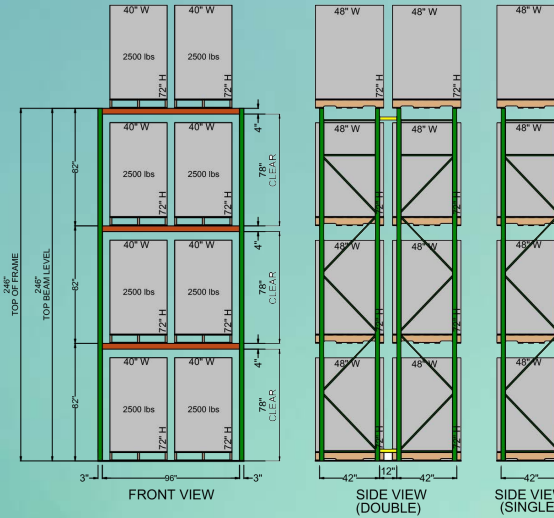
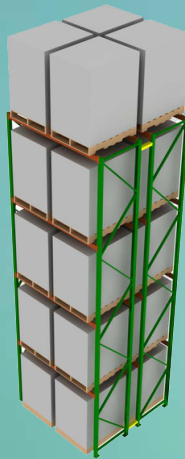
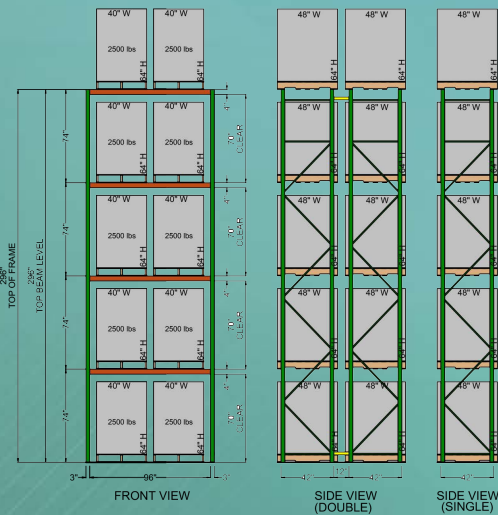
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RACKING PLAN

2757 Leonis Boulevard
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64" Tall Pallets
5,720 Total Pallet Positions



72" Tall Pallets
4,576 Total Pallet Positions

FOR MORE INFORMATION, CONTACT:

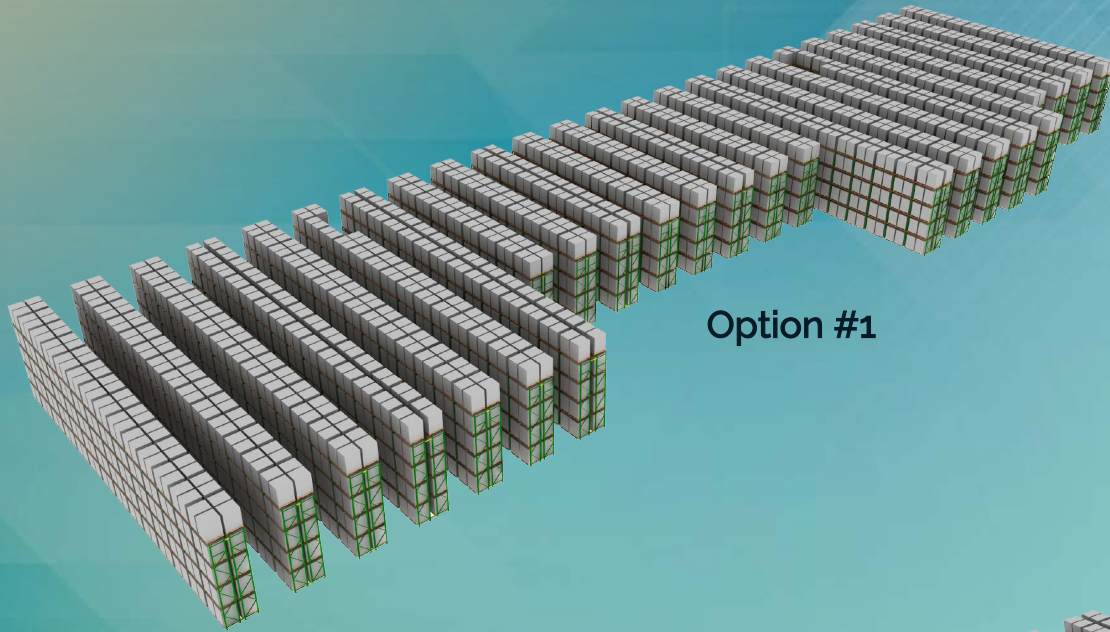
RAYMOND WEST
INTRALOGISTICS SOLUTIONS

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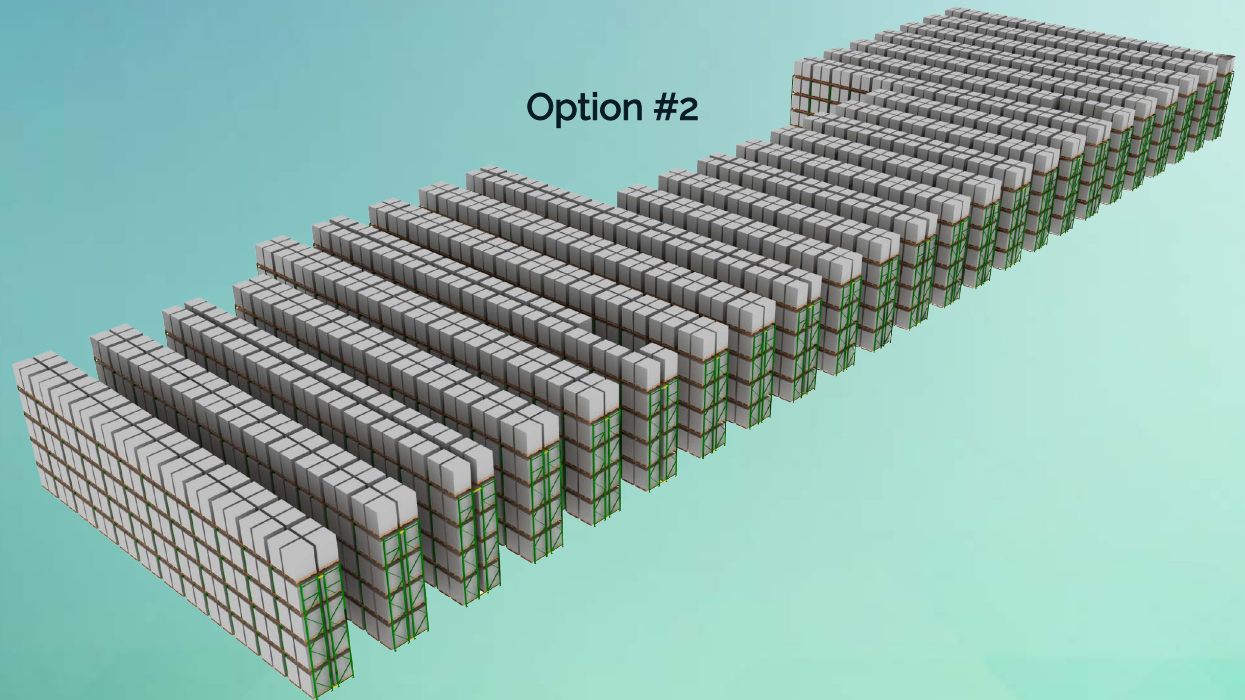
No warranty or representation is made to the accuracy of the Conceptual Racking Plan or Rendering Racking Plan. No liability of any kind is to be imposed on the broker or owner herein and shall not be held responsible for any decisions made based on such information.

CONCEPTUAL RACKING FLOOR PLAN

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Option #1



Option #2

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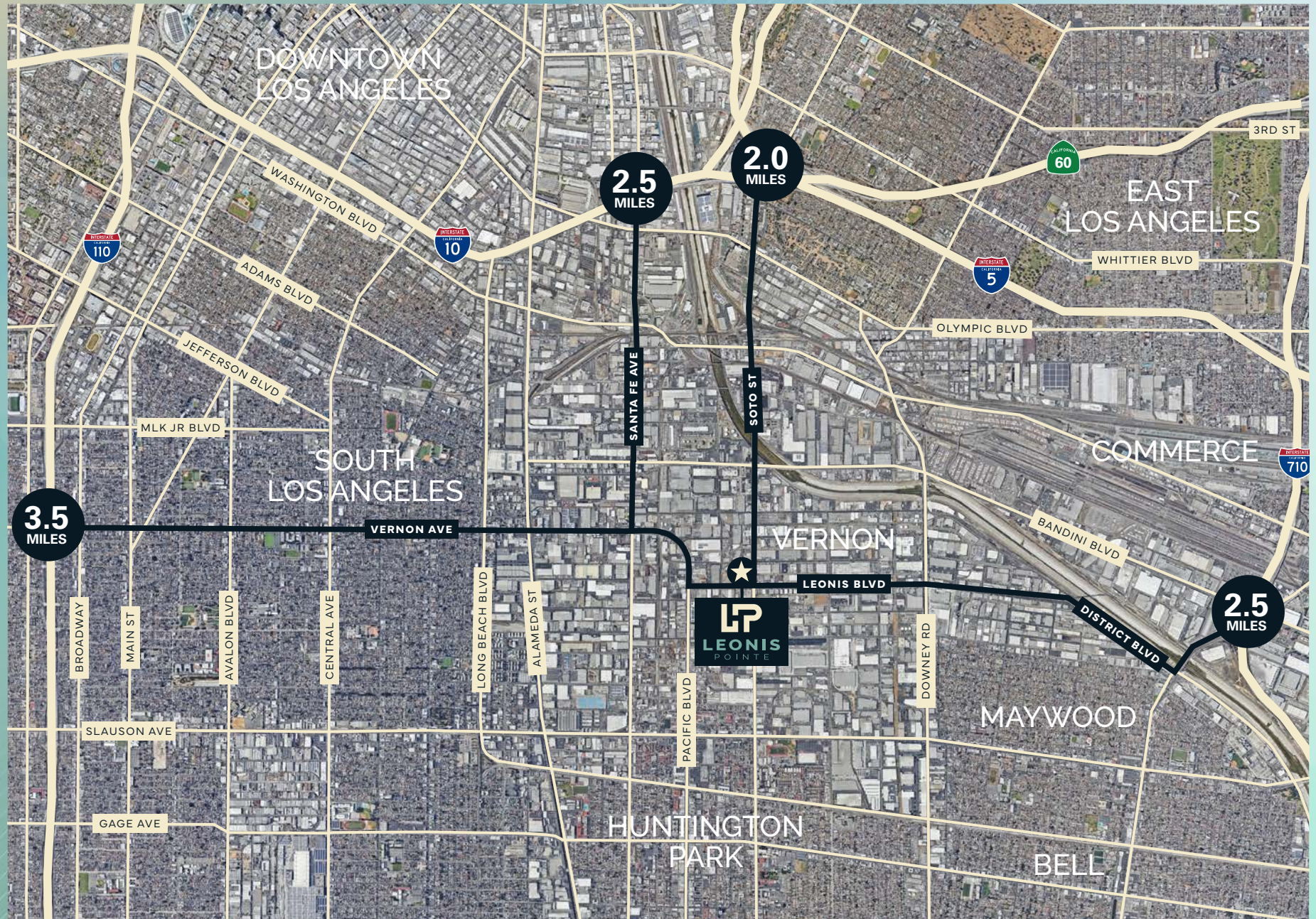
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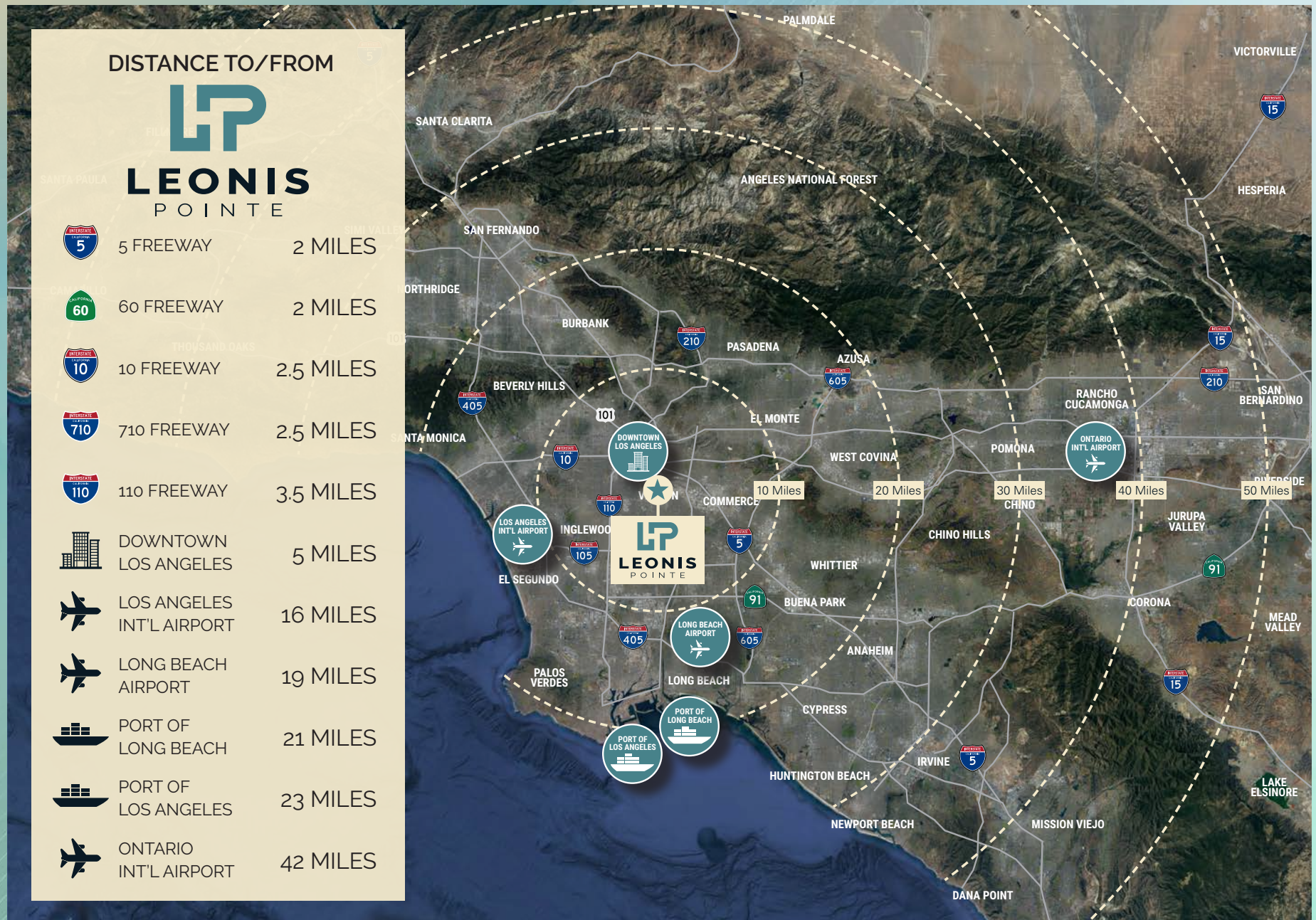
LOCATION MAP

2757 Leonis Boulevard
Vernon, CA



LOCATION MAP

2757 Leonis Boulevard
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CITY OF VERNON

2757 Leonis Boulevard
Vernon, CA

Discover Vernon's Business-Friendly Competitive Advantages Today!



STRATEGIC
LOCATION
& ACCESS



COST & TIME
EFFICIENCY



FINANCIAL
INCENTIVES



EXCEPTIONAL
CITY SERVICES



VERNON PUBLIC UTILITIES
RELIABLE ELECTRICITY AT COMPETITIVE RATES
COST EFFECTIVE NATURAL GAS
LOW COST WATER SERVICES



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ALERE
PROPERTY GROUP

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