

AVAILABLE FOR LEASE

2757 LEONIS

VERNON, CA

69,695 SF



NEWMARK

 **ALERE**
PROPERTY GROUP

WWW.2757LEONIS.COM


LEONIS
POINTE

HIGHLIGHTS

2757 Leonis Boulevard
Vernon, CA

LOCATION



For Lease: 69,695 SF



High Identity Central
Vernon 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



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



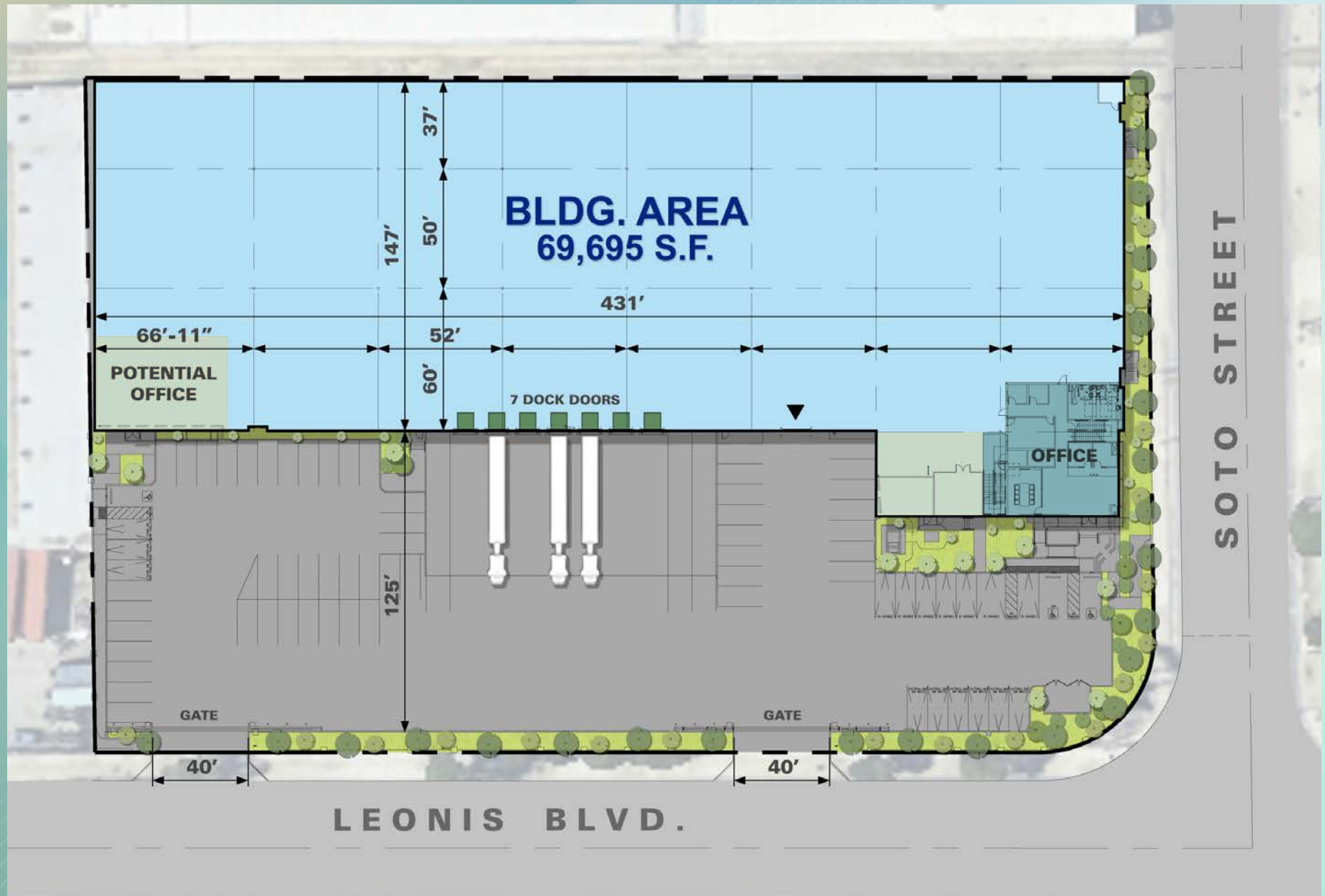
EV Charging Stations
Installed



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

SITE PLAN

2757 Leonis Boulevard
Vernon, CA

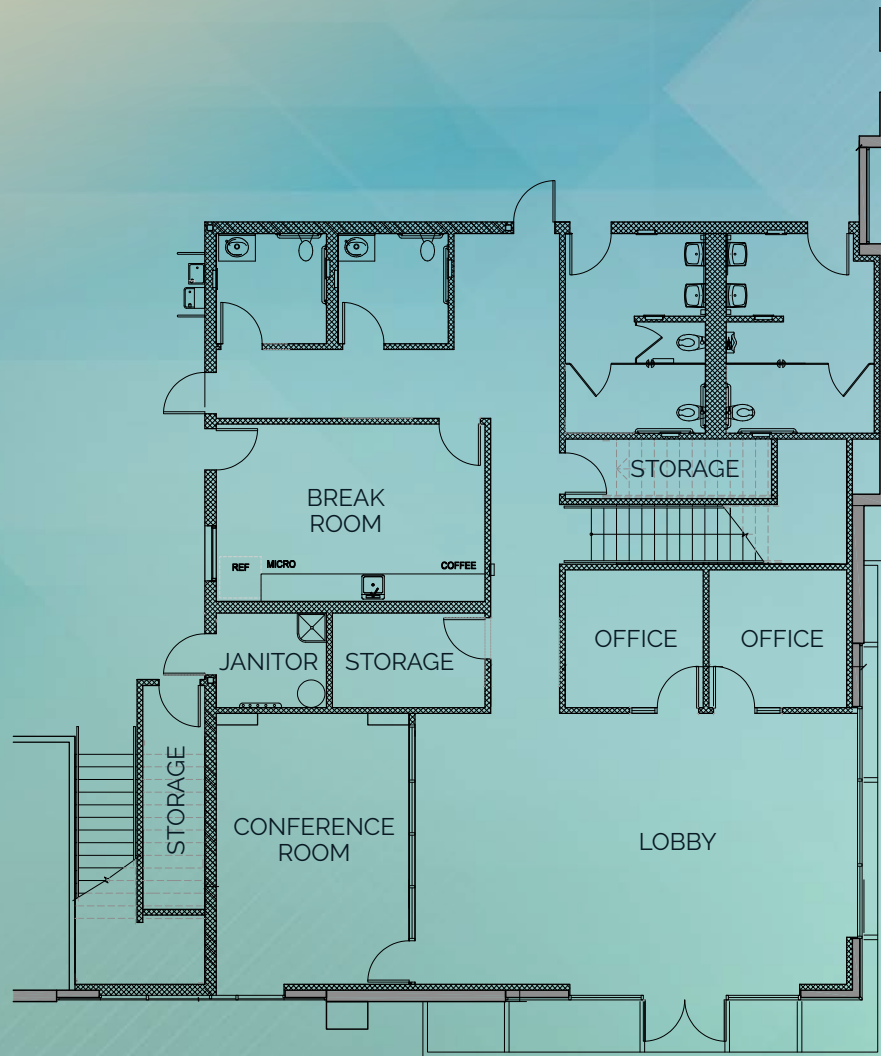


WAREHOUSE OFFICE POTENTIAL OFFICE DOCK HIGH POSITION ▼ GROUND LEVEL DOOR

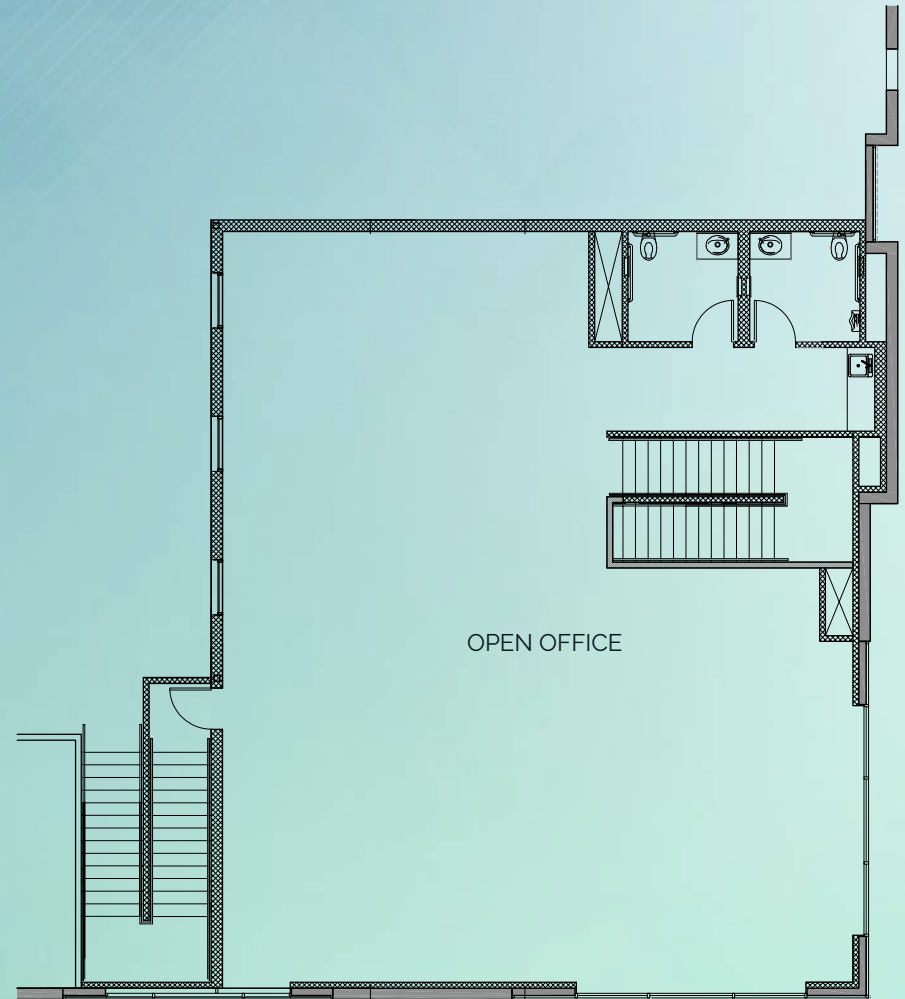
NOT TO SCALE

OFFICE PLAN

2757 Leonis Boulevard
Vernon, CA



GROUND FLOOR (2,656 SF)

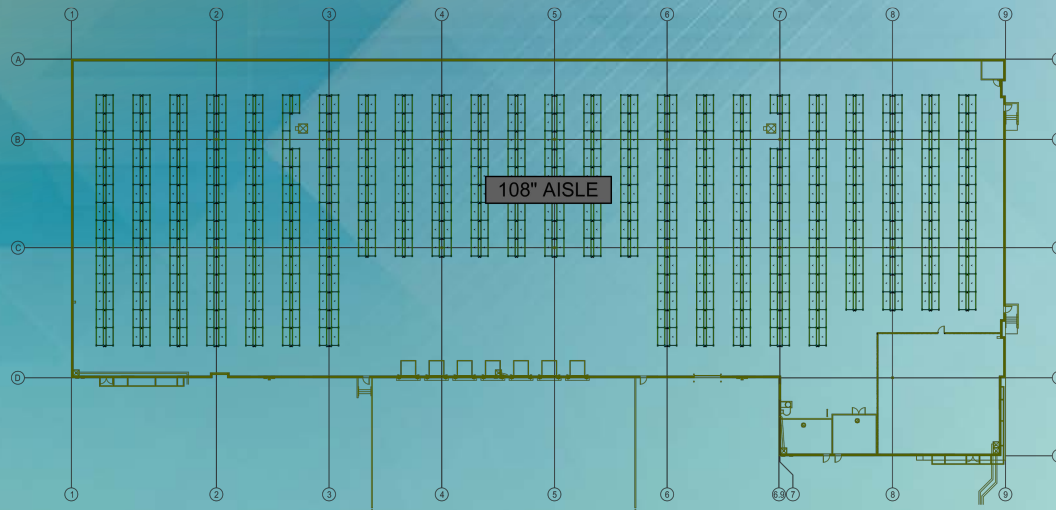


MEZZANINE (2,526 SF)

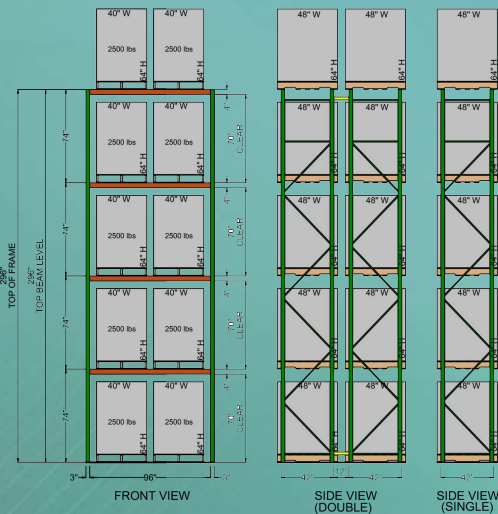
NOT TO SCALE

RACKING PLAN

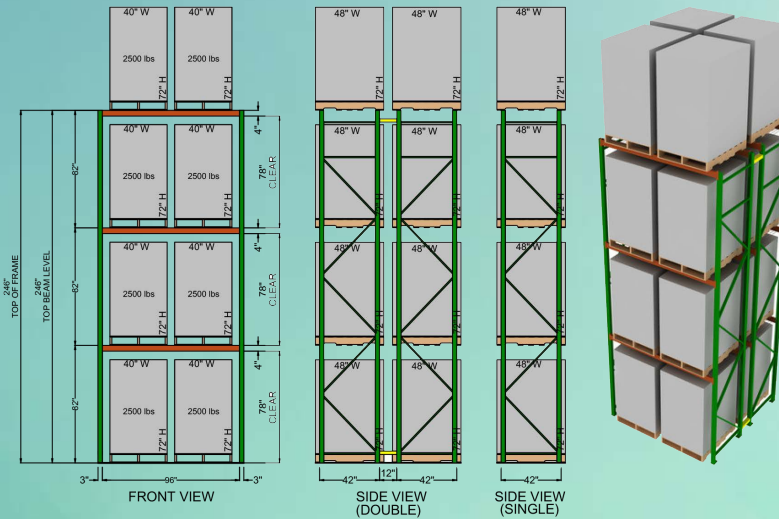
2757 Leonis Boulevard
Vernon, CA



64" Tall Pallets
5,720 Total Pallet
Positions



72" Tall Pallets
4,576 Total Pallet
Positions



FOR MORE INFORMATION, CONTACT:

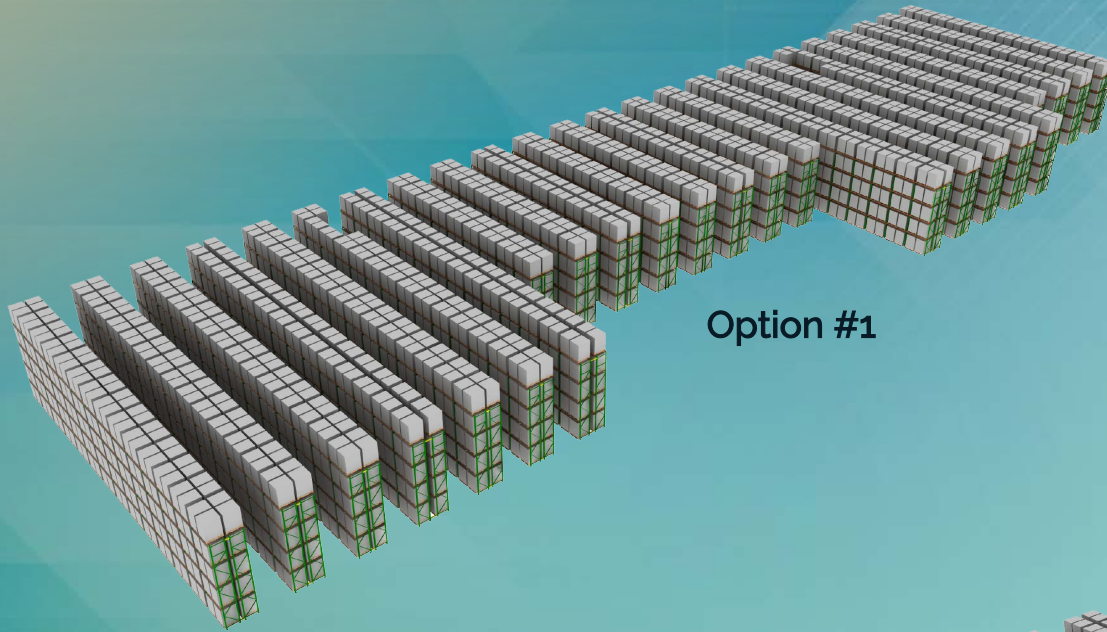
RAYMOND | **WEST**
INTRALOGISTICS SOLUTIONS

Greg Hanoian
562.644.8067
greg.hanoian@raymondwest.com

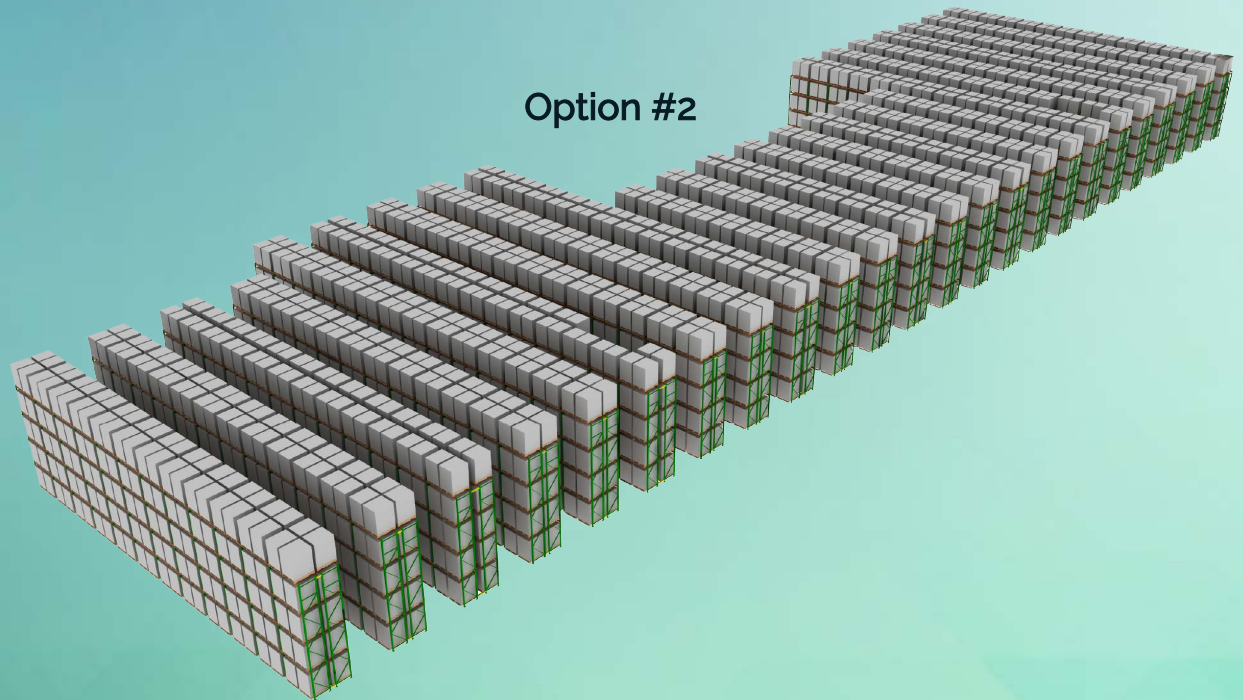
No warranty or representation is made to the accuracy of the Conceptual Racking Plan or Rendering Racking Plan. No liability of any kind is to be imposed on the broker or owner herein and shall not be held responsible for any decisions made based on such information.

CONCEPTUAL RACKING FLOOR PLAN

2757 Leonis Boulevard
Vernon, CA



Option #1



Option #2

FOR MORE INFORMATION, CONTACT:

RAYMOND | **WEST**
INTRALOGISTICS SOLUTIONS

Greg Hanoian
562.644.8067
greg.hanoian@raymondwest.com

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.

PROPERTY PHOTOS

2757 Leonis Boulevard
Vernon, CA



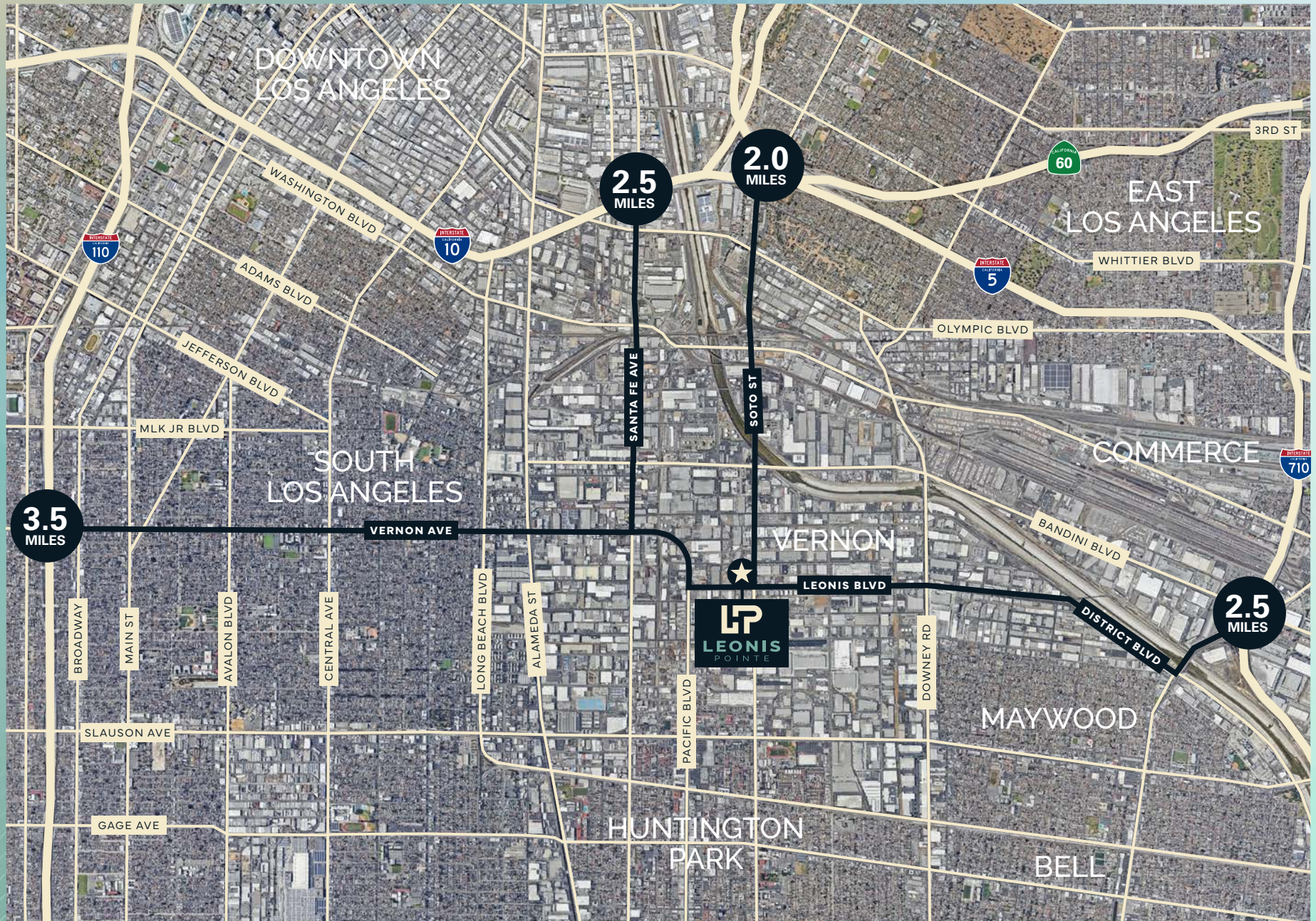
PROPERTY PHOTOS

2757 Leonis Boulevard
Vernon, CA



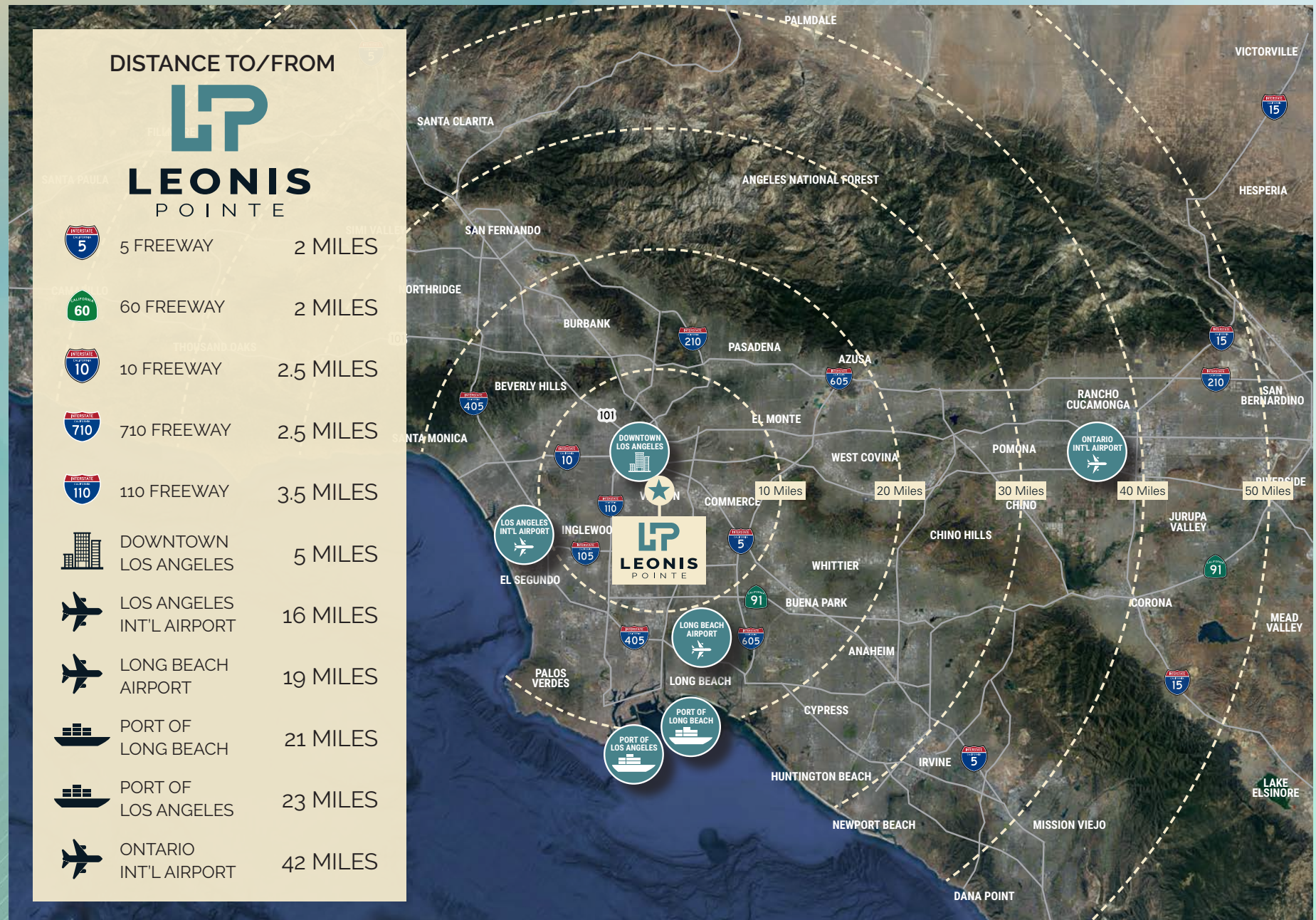
LOCATION MAP

2757 Leonis Boulevard
Vernon, CA



LOCATION MAP

2757 Leonis Boulevard
Vernon, CA



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



FOR MORE INFORMATION, PLEASE CONTACT:

JEFF SANITA

Executive Managing Director
t 310-491-2003
jeff.sanita@nmrk.com
CA RE Lic. #01242202

JOHN MCMILLAN

Vice Chairman
t 310-491-2048
john.mcmillan@nmrk.com
CA RE Lic. #01103292

DANNY WILLIAMS

Executive Managing Director
t 310-491-2061
danny.williams@nmrk.com
CA RE Lic. #01776416

CONNOR REEVES

Senior Managing Director
t 310-491-2088
connor.reeves@nmrk.com
CA RE Lic. #01983477

ANDREW CONROY

Transaction Manager
t 310-491-2085
andrew.conroy@nmrk.com
CA RE Lic. #02143325

LP

LEONIS
P O I N T E

NEWMARK



WWW.2757LEONIS.COM

Corporate License #01355491

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.