

FOR SUBLEASE

# 3435 EAST VERNON AVE

*56,983 SF Former USDA  
Food Processing Facility*

3435 E VERNON AVE, VERNON, CA





*±27,239 SF processing areas with drains,  
±9,224 SF cooler, and ±3,044 SF cold dock*

BUILDING SIZE	56,983 SF
LOT SIZE	P.O.L
OFFICE SIZE	8,349 SF
LEASE TYPE	NNN
LEASE RATE/MO	\$116,815
LEASE RATE/SF	\$2.05
POSSESSION	9/1/25
TERM	Sublease to 6/10/26
ZONING	VEM
SPRINKLERED	Yes
RESTROOMS	6
CLEAR HEIGHT	15'-25'
GL DOORS/DIM	(1) - 7' x 8'
DH DOORS/DIM	(9) - 7' x 8'
POWER	4000 amps, 480 volts, 3 phase, 4 wire
PARKING SPACES	66
APN	6303-007-026

Subtenant to verify all information.

**56,983 SF**  
BUILDING SIZE

**\$2.05**  
LEASE RATE/SF

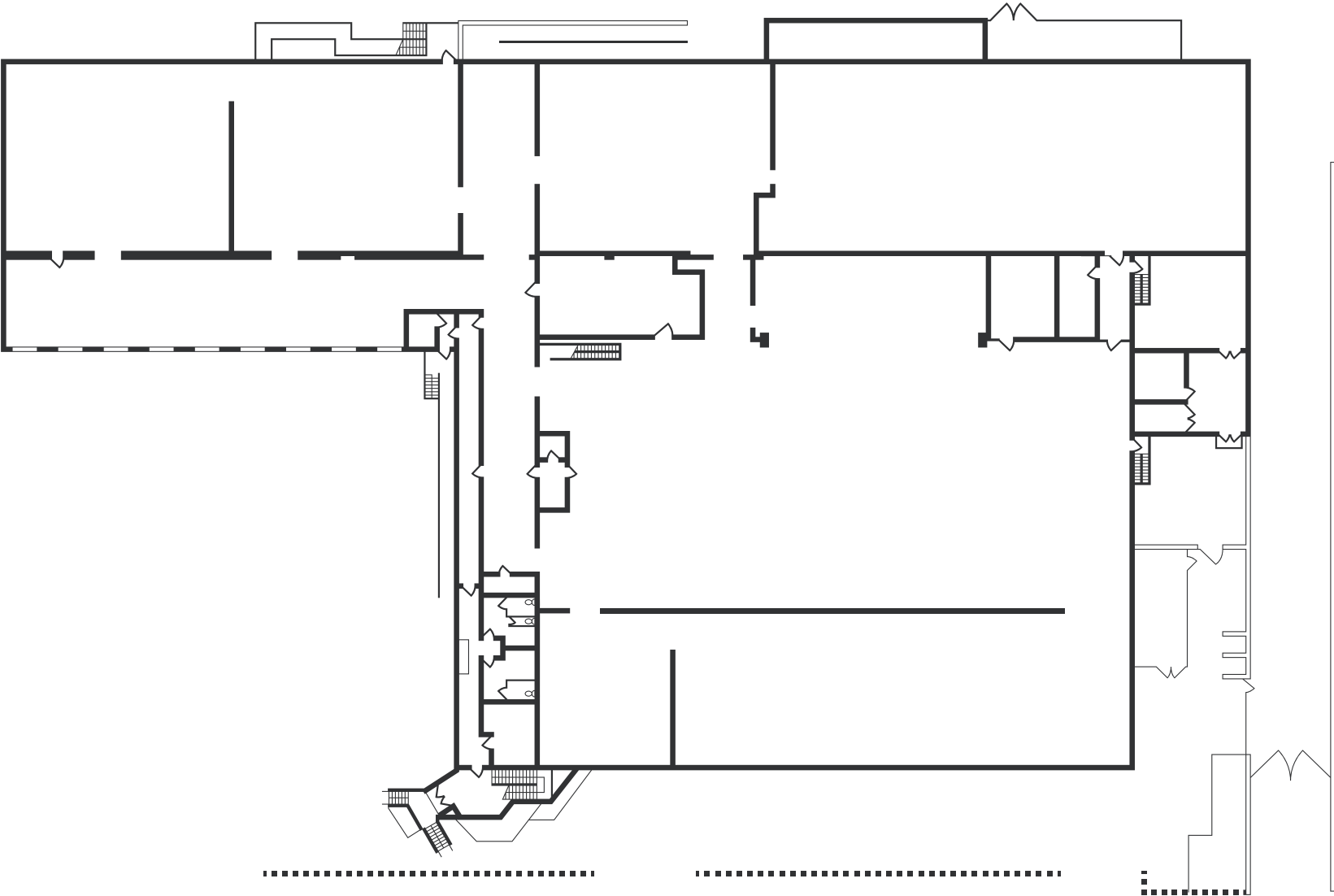






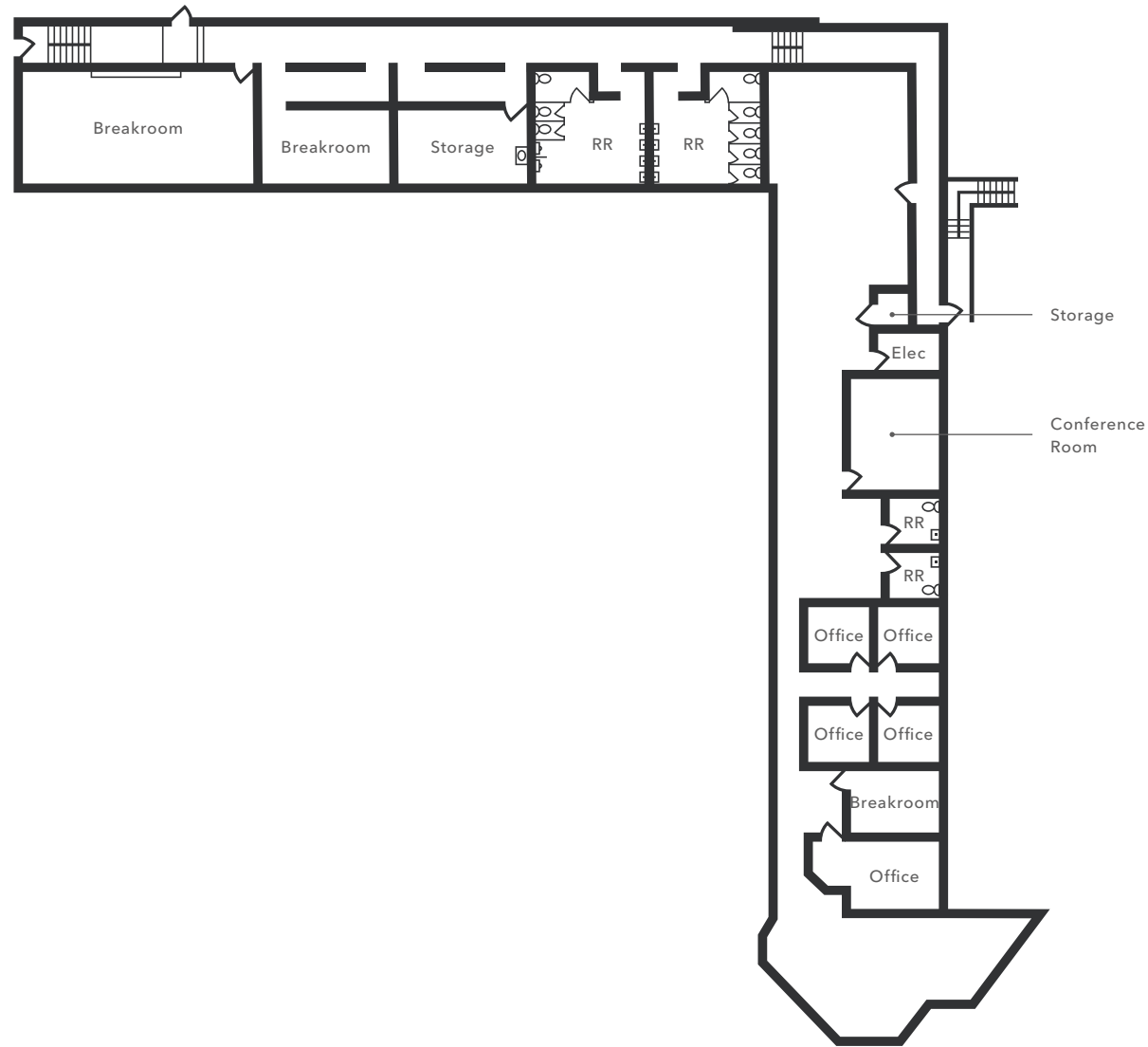


# FIRST FLOOR



Not to scale

# SECOND FLOOR MEZZANINE OFFICES

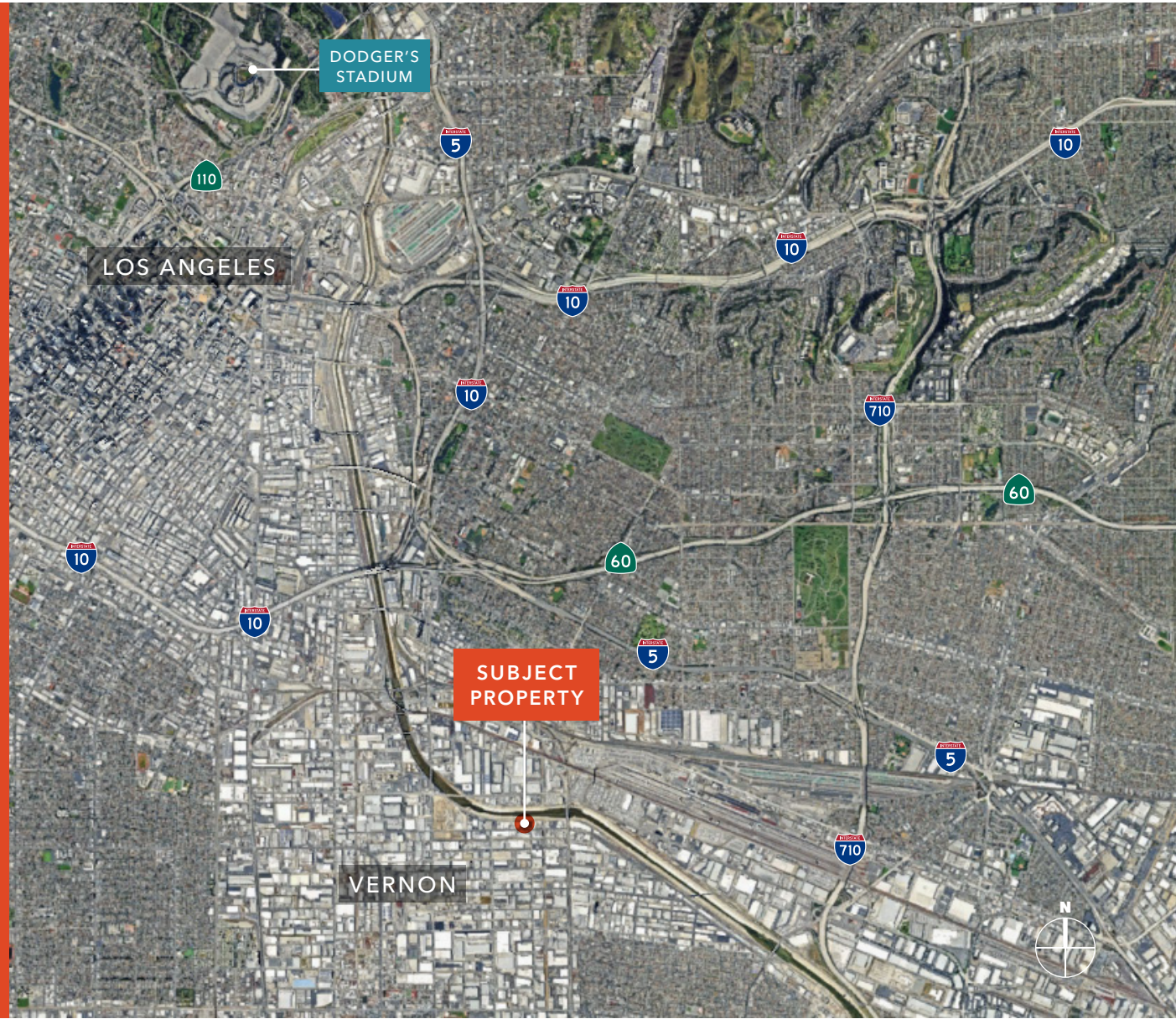


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# HIGHLY- ACCESSIBLE LOCATION

Conveniently located near major highways I-5, I-10, I-710, CA-101, and CA-60

Easy for visitors to locate



3435 EAST  
VERNON AVE

*Exclusively listed by*

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