

FOR SALE OR LEASE

COLD STORAGE, FOOD PROCESSING & COMMISSARY

3305 E VERNON AVE, VERNON CA 90058



SUBJECT
PROPERTY

KIDDER.COM

km Kidder
Mathews



±103,633 SF building with refrigerated production and cold storage, with easy access to I-5, I-10, I-110, I-710, and Hwy-60.

AVAILABLE SPACE	50,013 SF - 103,633 SF
BUILDING SIZE	103,633 SF
LAND SIZE	135,472 SF (3.11 AC)
SALE PRICE	\$27,500,000
LEASE PRICE	\$1.65 PSF
OPERATING EXPENSES	\$0.25 PSF
YEAR BUILT/RENOVATED	1980/2006
CLEAR HEIGHT	14' - 28'
PARCEL NUMBERS	6303-006-067, 068, 070, 071

\$27.5M
SALE PRICE

\$1.65
LEASE PRICE (PSF)

PROPERTY HIGHLIGHTS

9 dock high loading positions

8 pallet lift between ground floor and basement

Heavy duty freight elevator between floors

Uses - USDA-Food Processing, Freezer, Blast Freezer, Cooler, Commissary, Food Prep, and Distribution

Cooking Hoods

Floor drains

Clarifiers

Boilers

Heavy Power 7000 Amps, 400/480, 3 phase (Buyer/tenant to verify)

Sprinklers

Parking - Fenced and fully secured parking 111 auto stalls

Rail Possible

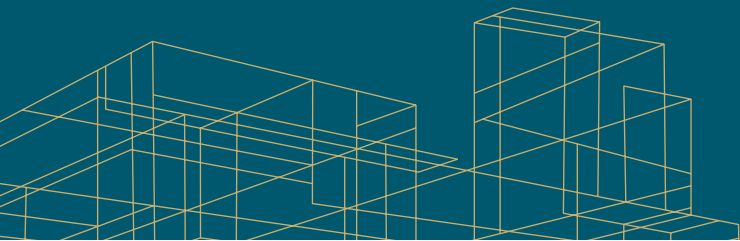


GROUND FLOOR/FIRST FLOOR

AVAILABLE SPACE	±53,620 SF
FREEZER	±11,750 SF
COOLER/PROCESSING	±22,200 SF
DRY STORAGE	±4,000 SF
OFFICE/WELFARE	±1,700 SF

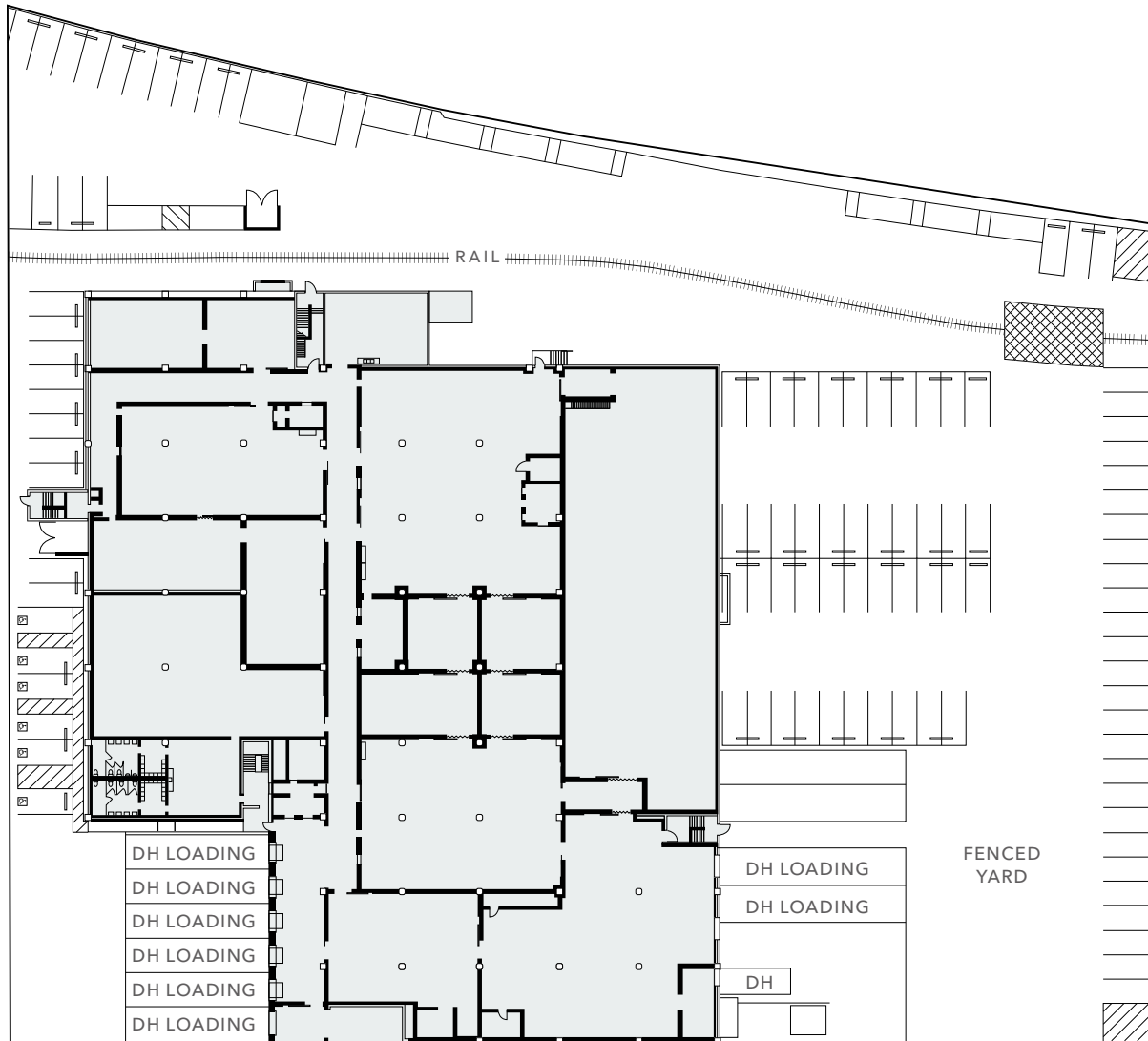
BASEMENT

AVAILABLE SPACE	±50,013 SF
BLAST FREEZER	±500 SF
COOLER/PROCESSING	±8,500 SF
MEAL PREP/COMMISSARY (DRAINS, EXHAUST HOODS, BAKING MIXING)	±10,000 SF
DRY STORAGE	±14,000 SF
OFFICE/WELFARE	±4,500 SF





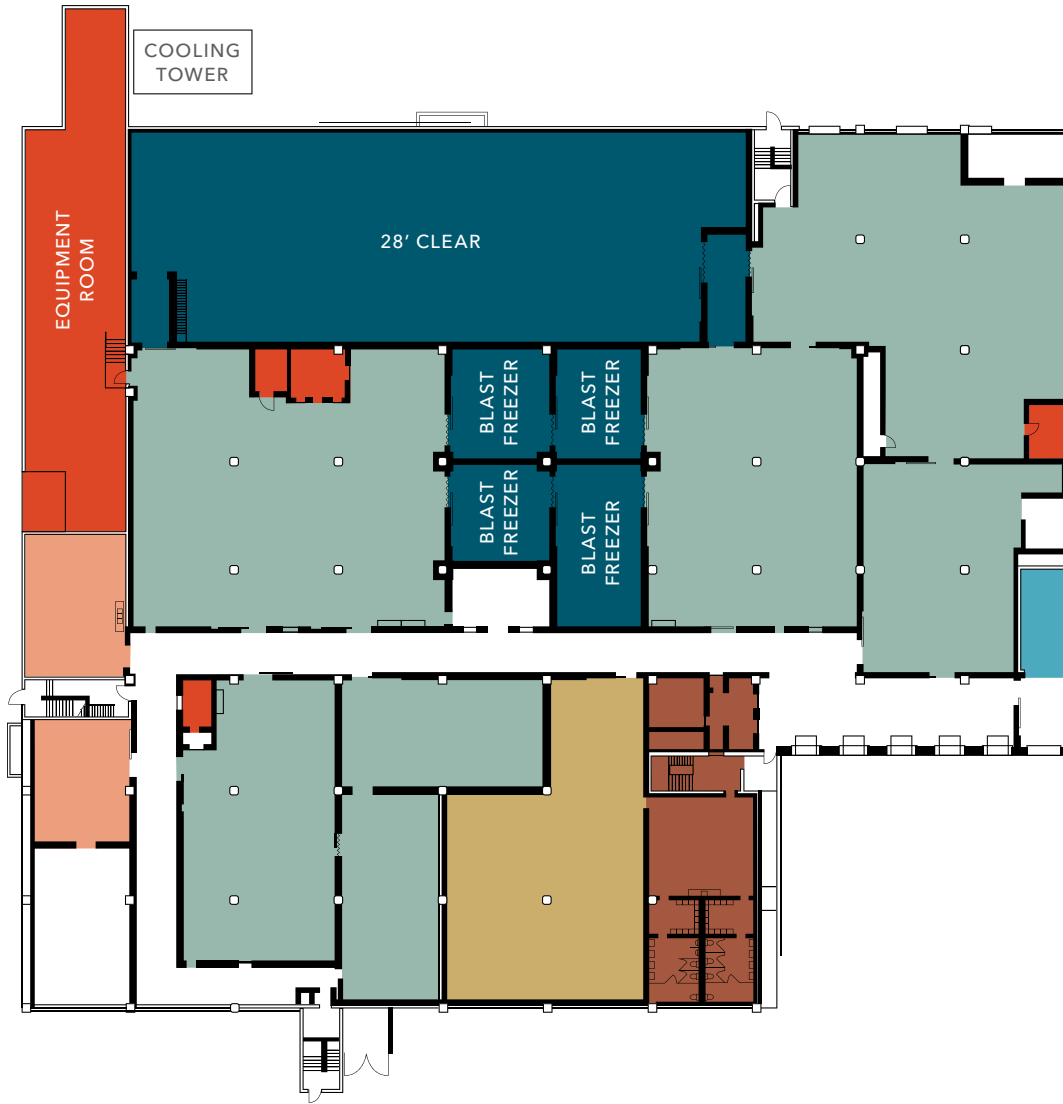
SITE PLAN



GROUND FLOOR PLAN

53,620 SF

AVAILABLE



LEGEND

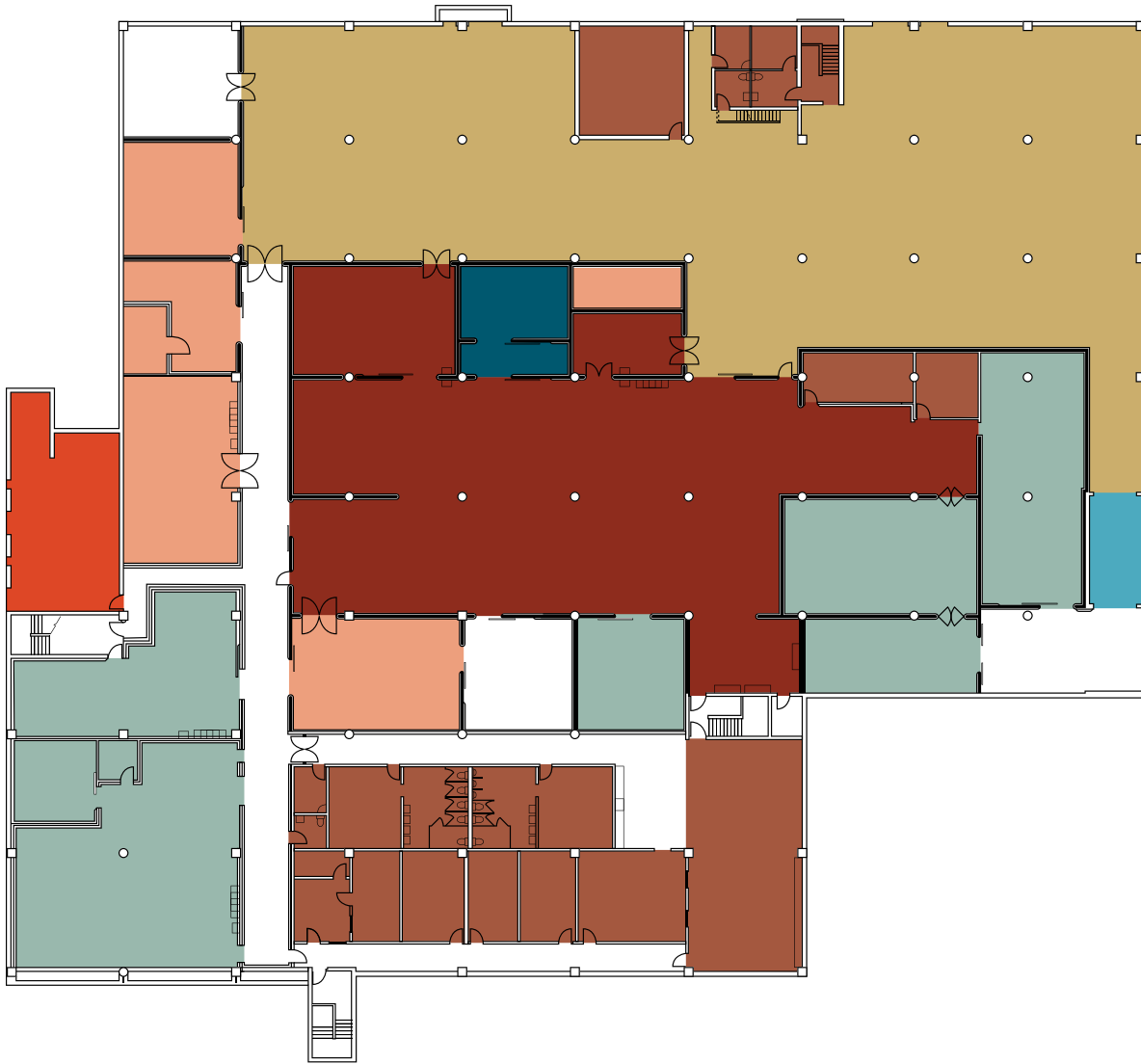
- Mechanical
- Freezer
- Cooler (Processing)
- Dry Storage
- Wash/Clean
- Office Welfare
- Elevator



BASEMENT FLOOR PLAN

50,013 SF

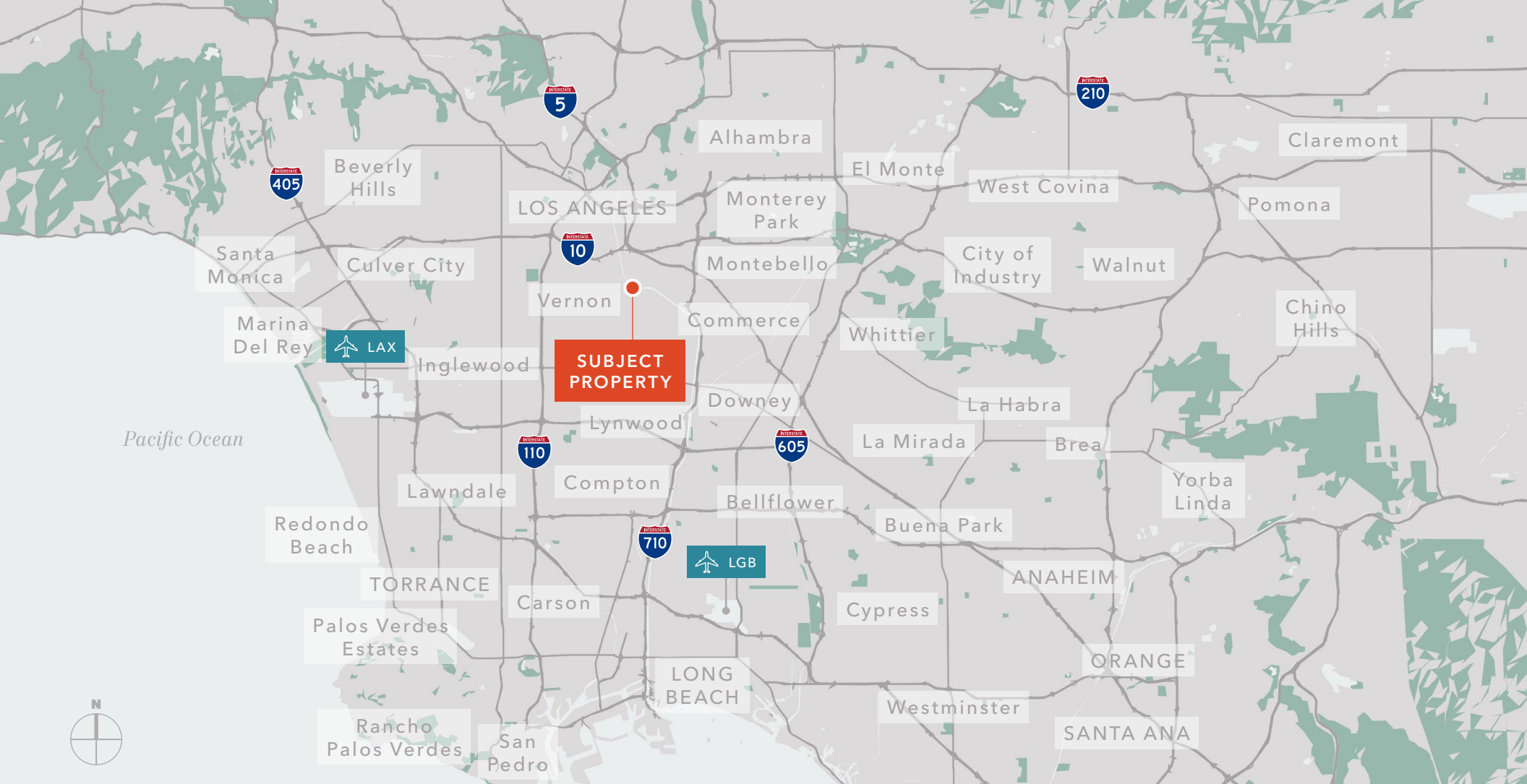
AVAILABLE



LEGEND

- Cooler (Processing)
- Boiler
- Hoods, Meal Prep
- Sanitation
- Dry Storage
- Office Welfare
- Elevator
- Blast Freezer





Exclusively listed by

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