

COMSTOCK INDUSTRIAL CENTER @ VERNON



# 3270 E. Washington Boulevard

FOR LEASE OR SALE  
73,777 SF



**NEWMARK**

Comstock  
Realty Partners



# 3270 E. Washington Boulevard Vernon, CA



**For Lease or Sale:**  
**73,777 SF**



**High Identity  
Corner Location**



**Class 'A' Brand  
New Construction**



**8,364 SF (Two-Story)  
Executive Offices**



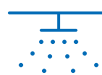
**8 Dock High Positions**  
\*35,000 LB PIT LEVELERS  
AT EVERY OTHER POSITION  
**1 Drive In Door Via Ramp**



**100% Concrete Yard**



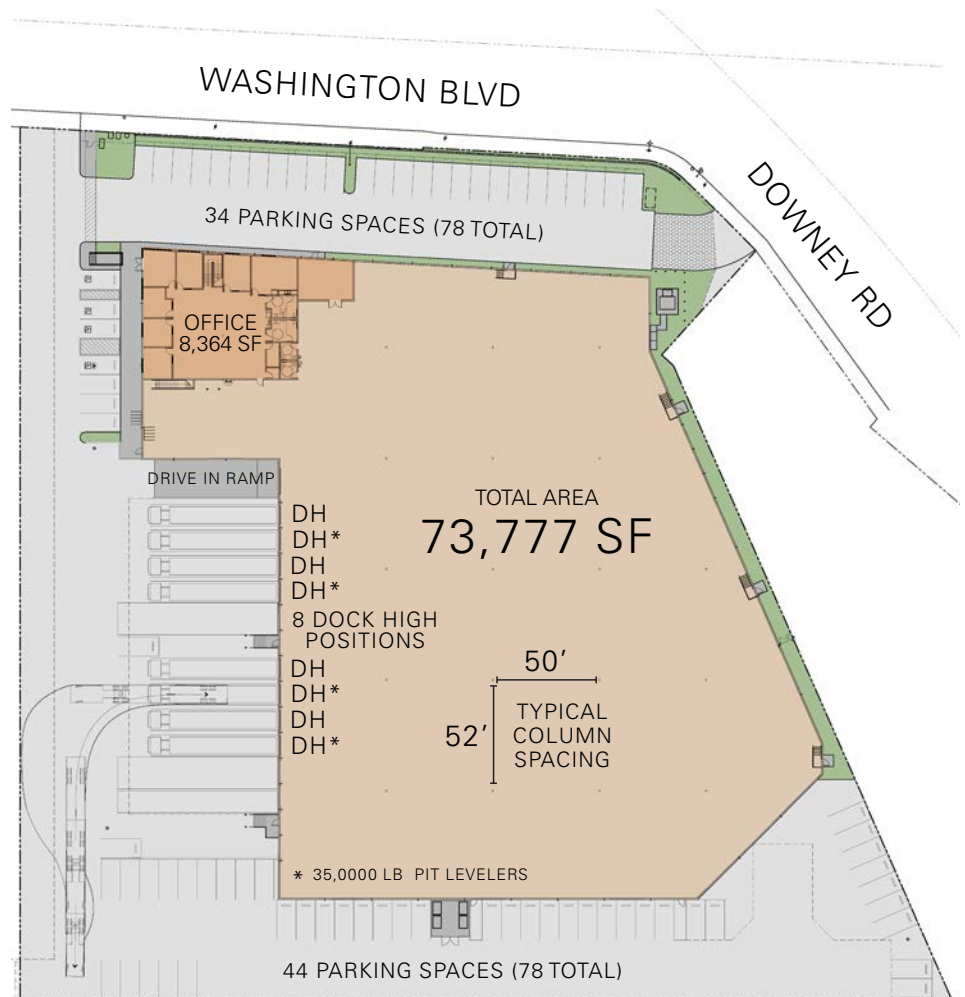
**36' Clearance**



**ESFR K-25 Sprinklers**



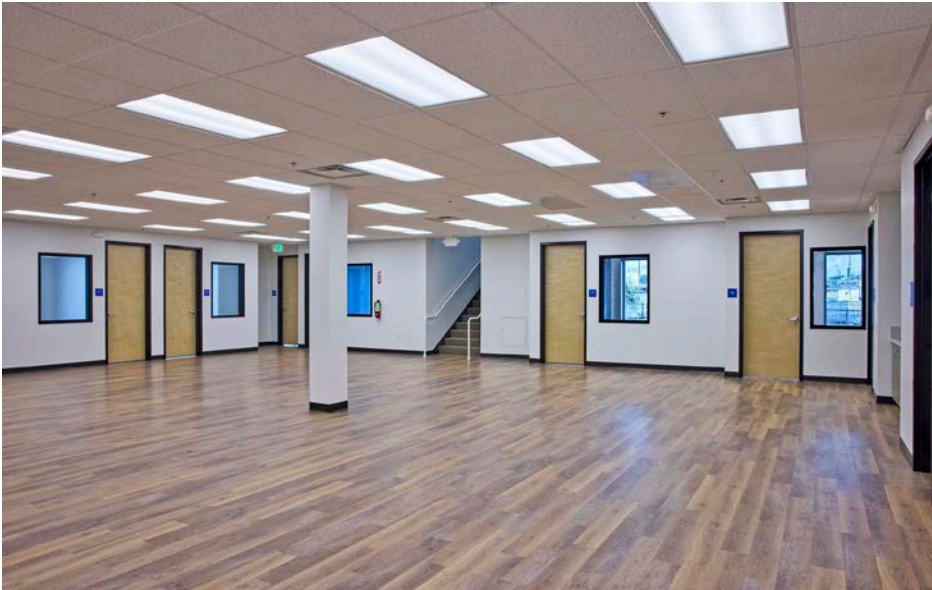
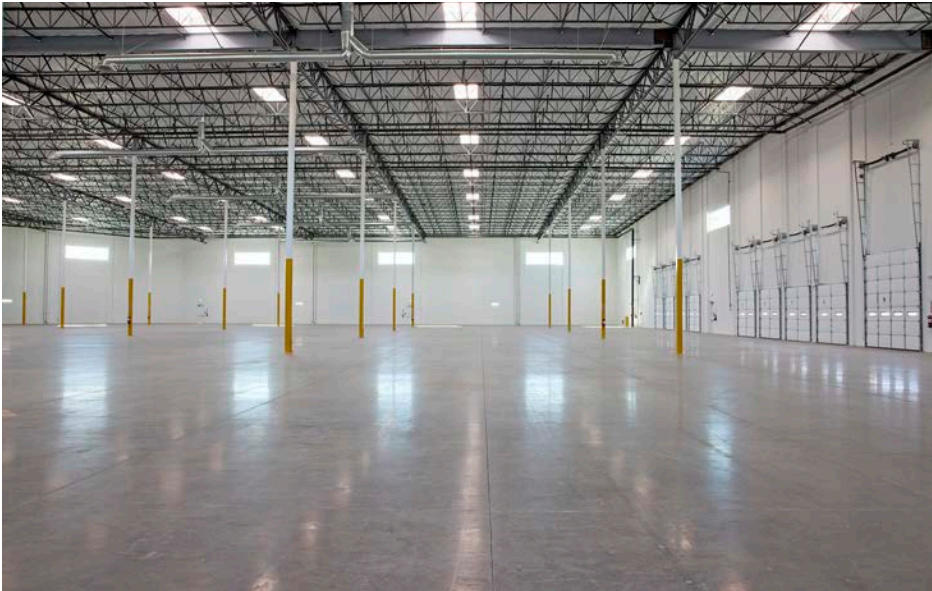
**4,000 Amps Service**



NOT TO SCALE



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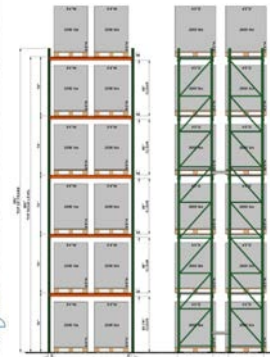
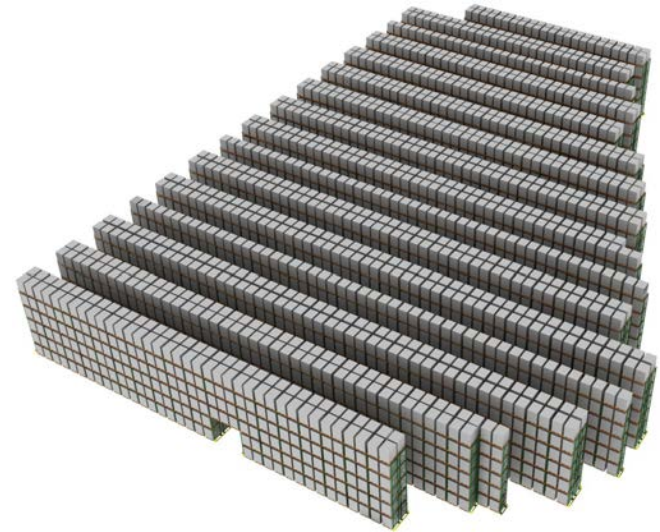
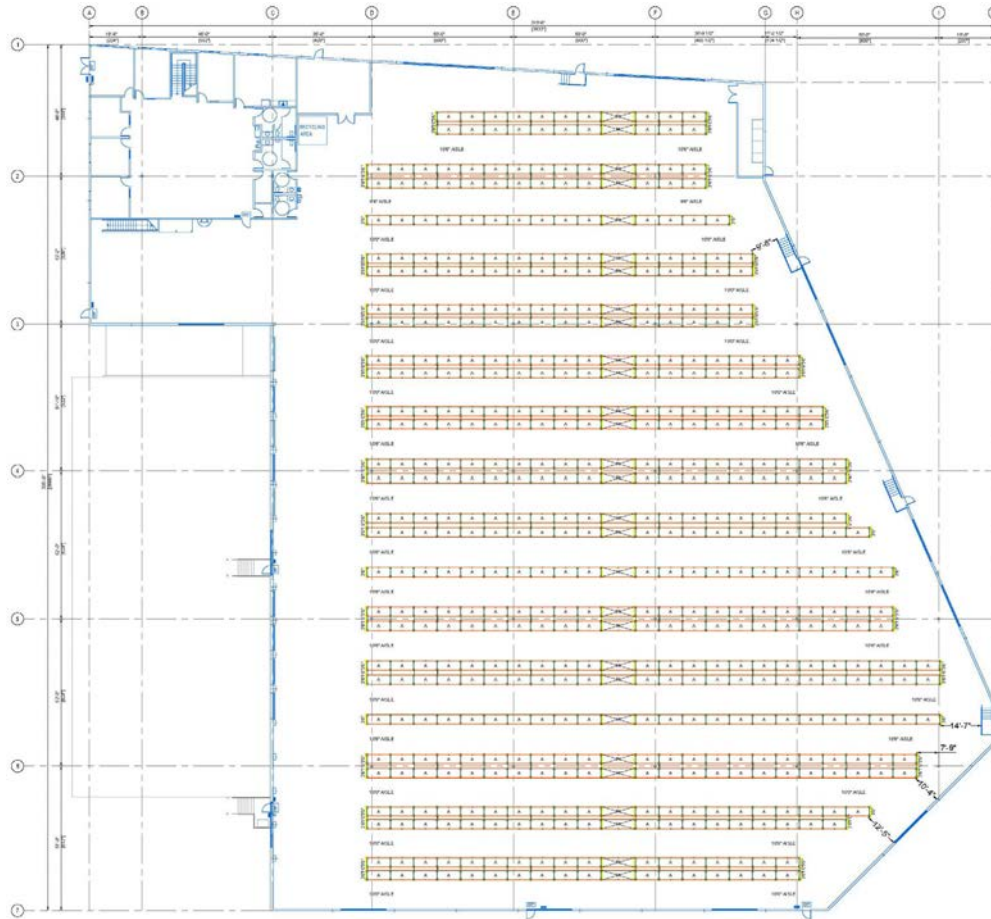


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**CONCEPTUAL RACKING LAYOUT**



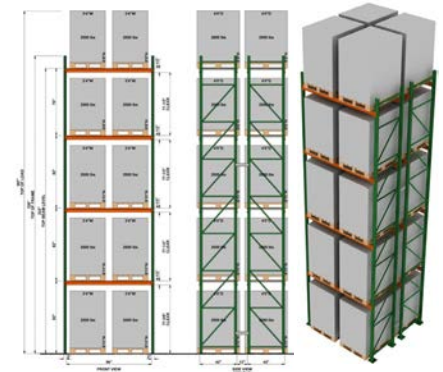
60" Tall Pallet



72" Tall Pallet

**Total Pallet Positions**

- Approximately 6,540 Pallet Positions (60" Tall Pallet)
- Approximately 5,421 Pallet Positions (72" Tall Pallet)



**RAYMOND WEST**  
INTRALOGISTICS SOLUTIONS

RACKING DESIGN CONTACT:  
**RAYMOND WEST**

GREG HANOIAN  
PH: (562) 447.5891  
E: greg.hanoian@raymondwest.com

- 10'0 Aisles
- 60" Tall Pallets
- 72" Tall Pallets
- 96" Storage Beam
- 144" Storage Beam
- Accessories Upon Request

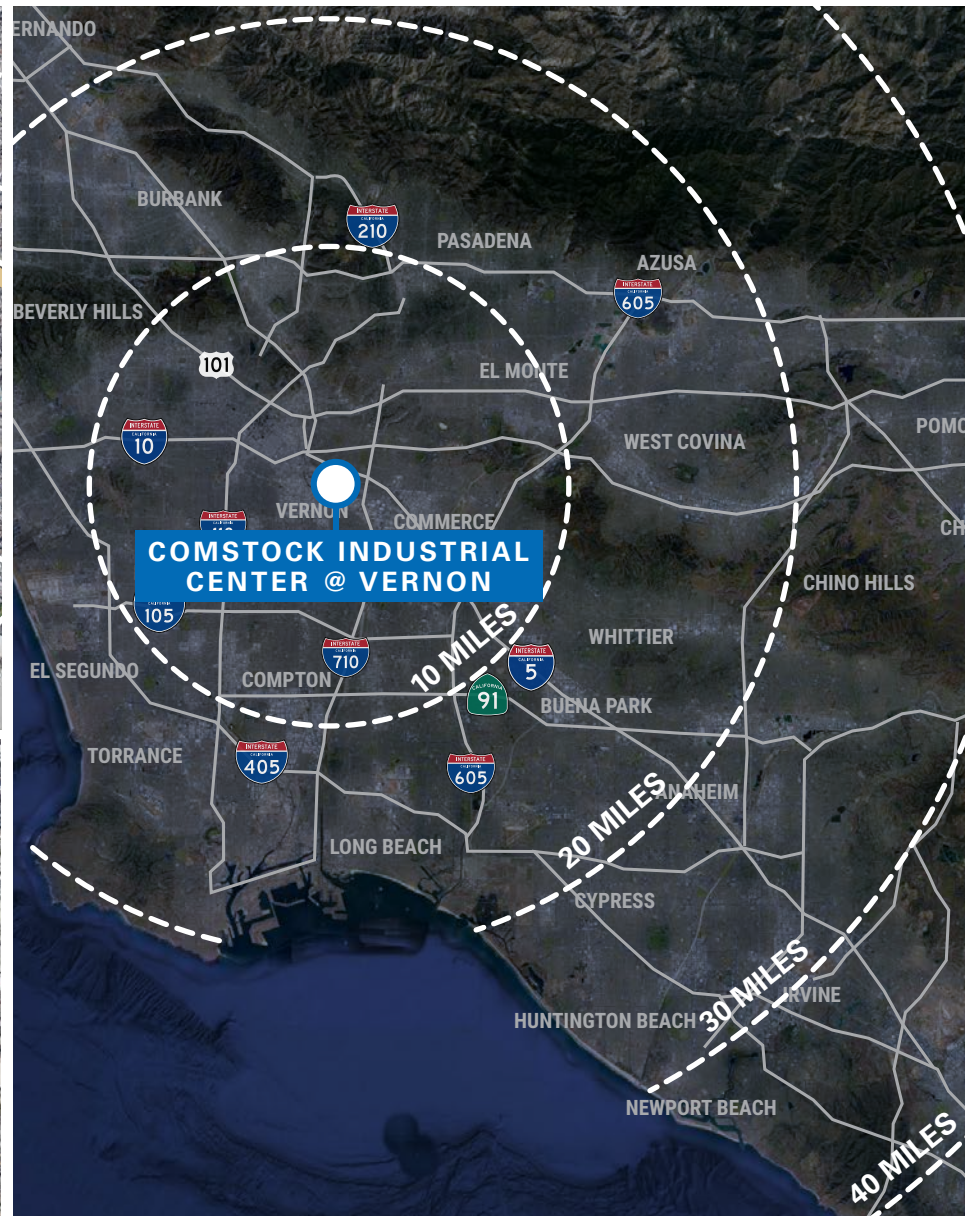
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