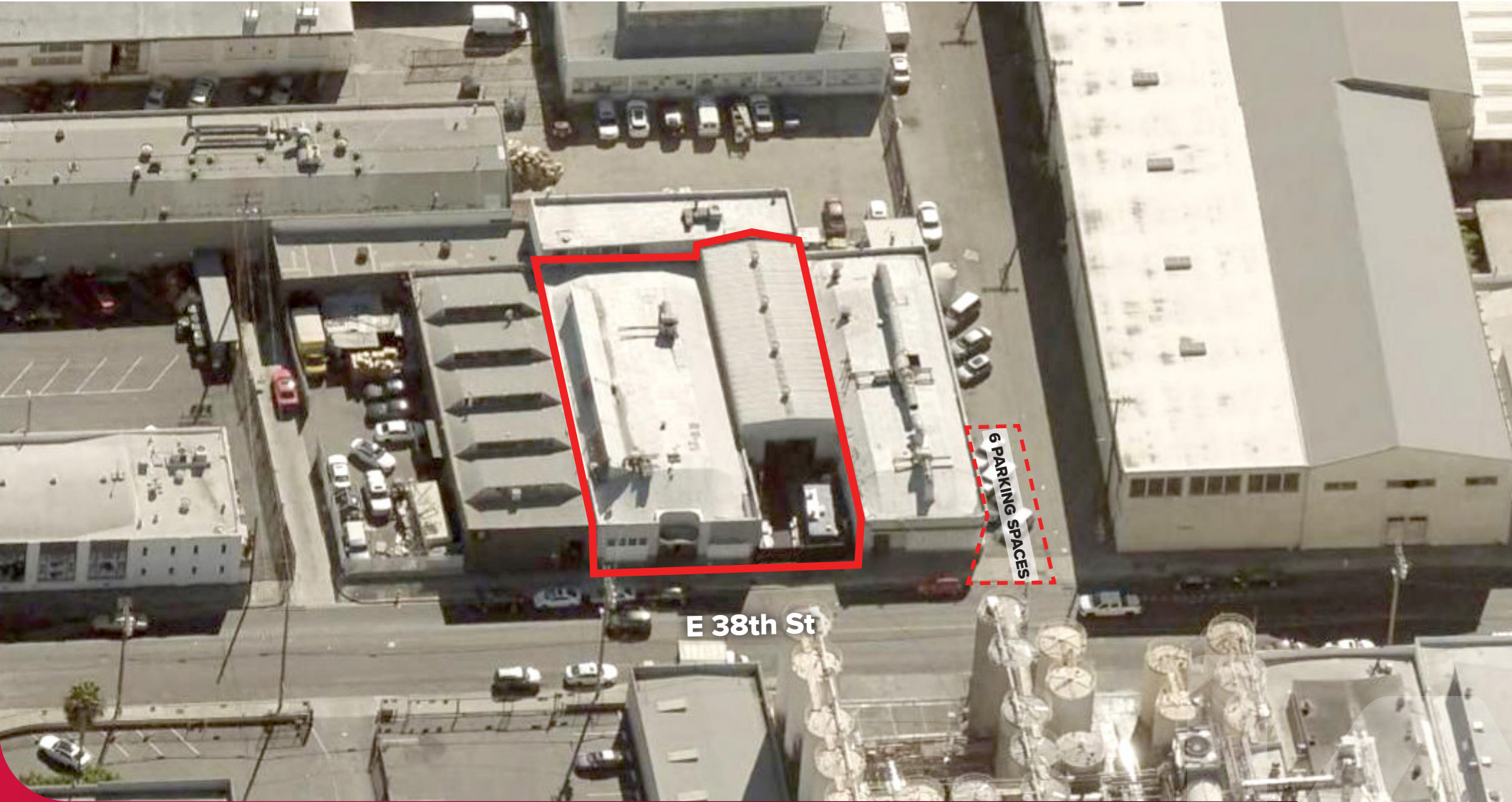


FOR LEASE

±11,326 SF INDUSTRIAL BUILDING
ON ±10,719 SF OF LAND



2344 E 38TH ST | VERNON | CA 90058

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

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FOR LEASE



Clean Manufacturing or Creative Buildings

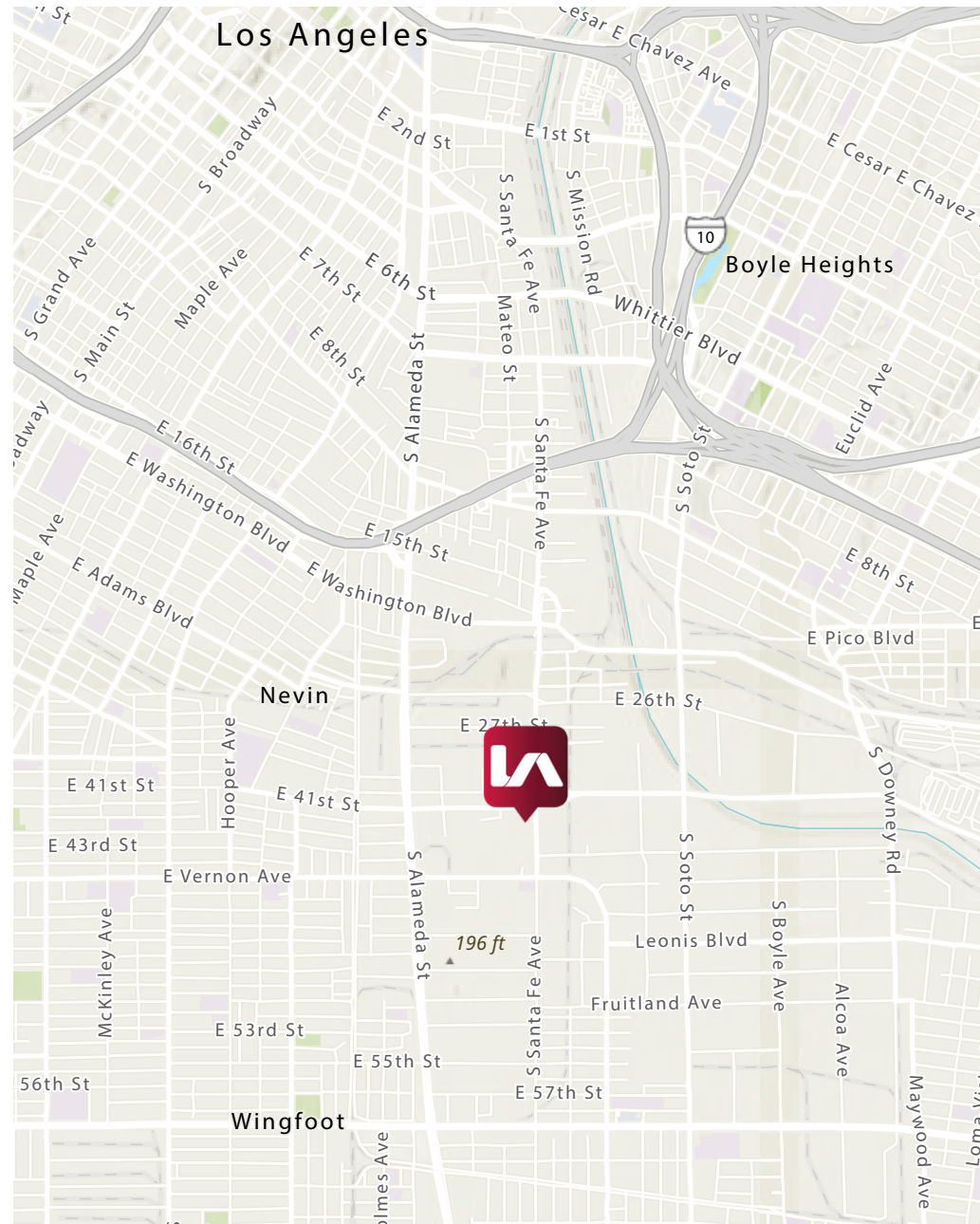


Heavy Distributed Power

PROPERTY INFORMATION

Available SF	±11,326 SF	Vacant	No
Minimum SF	±11,326 SF	For Sale	No
Clear Height	14'	Parking Spaces	8
Sprinklered	No	Rail Service	No
Prop Lot Size	±10,719 SF	GL Doors	2
Term	Acceptable to Owner	DH Doors	0
Yard	Yes	Construction Type	Concrete
Lease Type	Gross	Specific Use	Warehouse/Distribution
Office SF	±2,760	Warehouse AC	No
Restrooms	6	Zoning	M
Finished Office Mezzanine	±2,100 SF	Market/Submarket	Commerce/Vernon
Included in Available	Yes	APN	6302-015-009
Possession Date	30 Days	Power	A: 400 V: 240 O: 3 W: 3

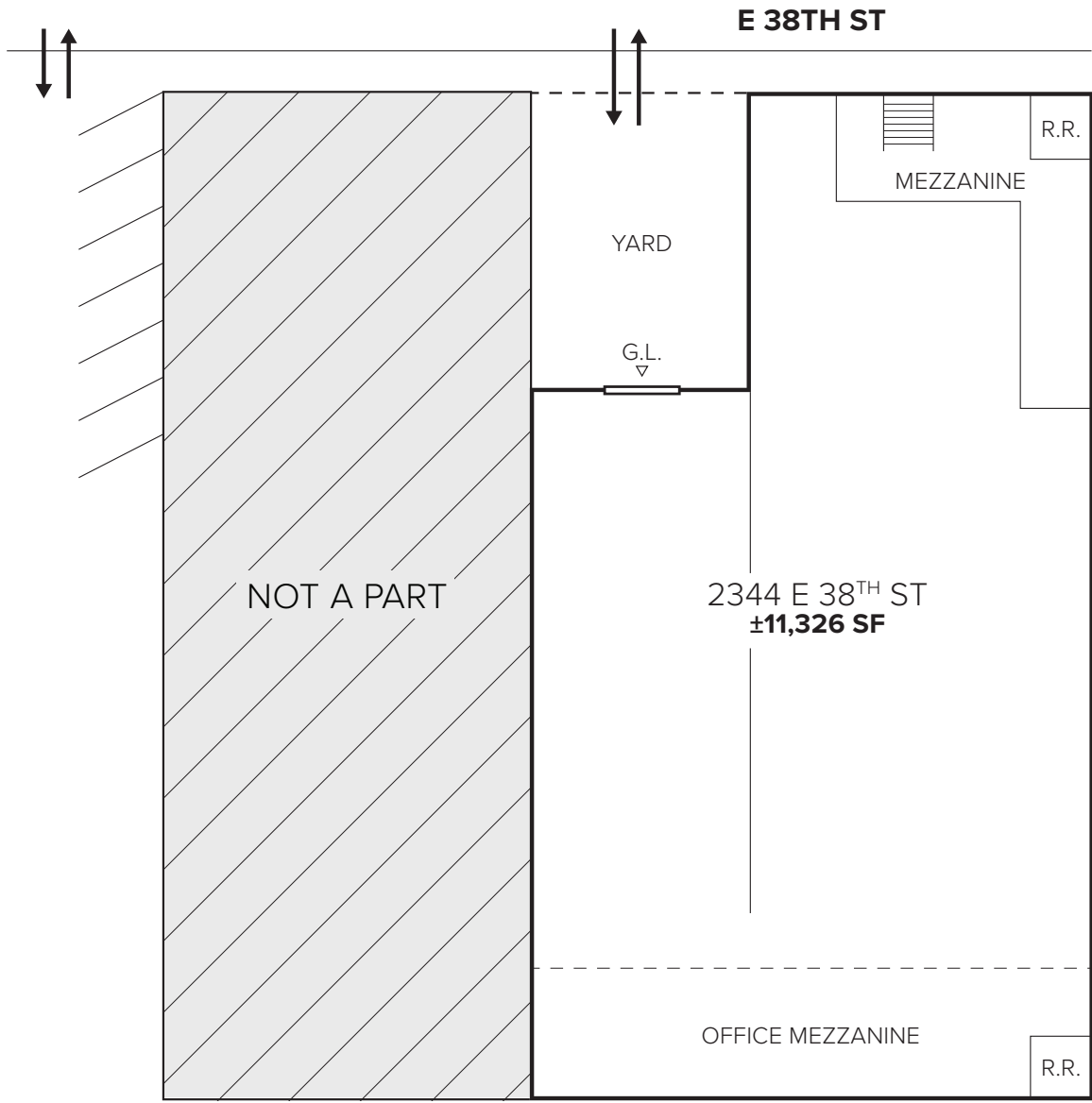
*Lessee shall be responsible for City of Vernon Warehouse Tax if applicable



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FOR LEASE

SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.