

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



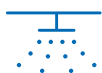
8 Dock High Positions
*35,000 LB PIT LEVELERS
AT EVERY OTHER POSITION
1 Drive In Door Via Ramp



100% Concrete Yard



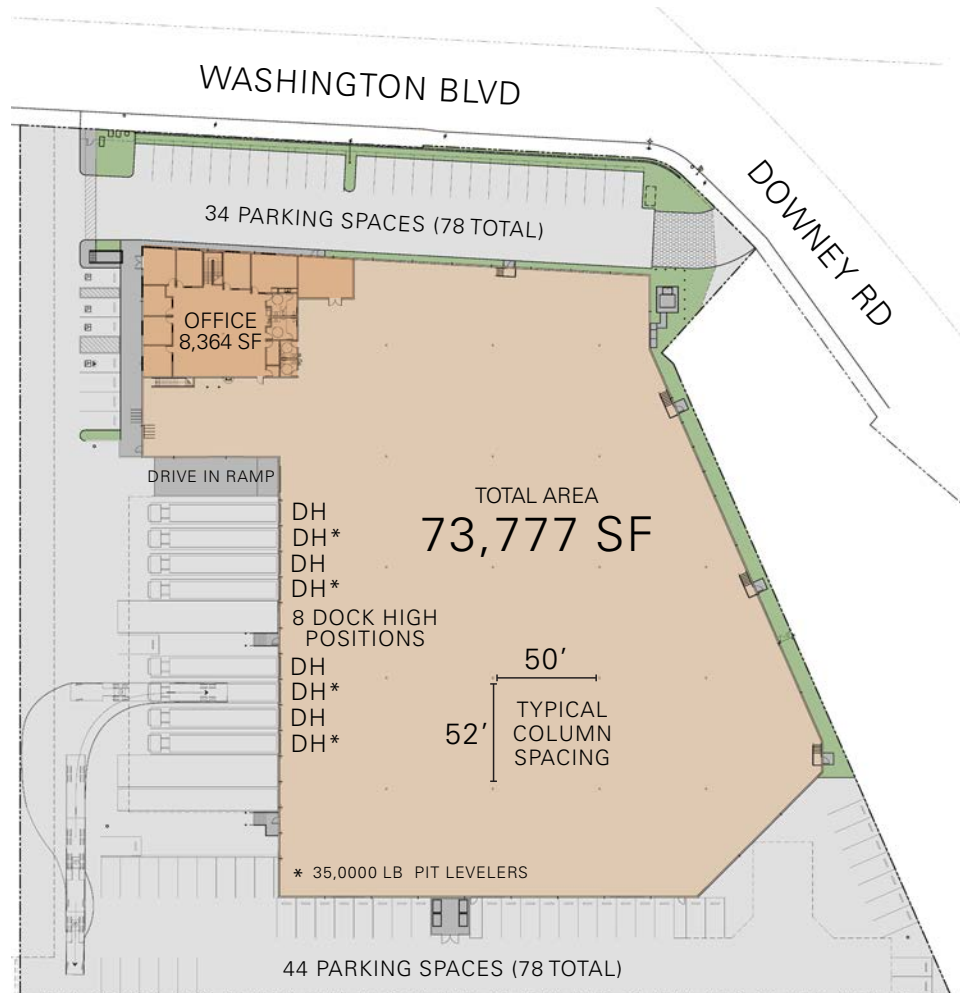
36' Clearance



ESFR K-25 Sprinklers



4,000 Amps Service



NOT TO SCALE



COMSTOCK INDUSTRIAL CENTER @ VERNON

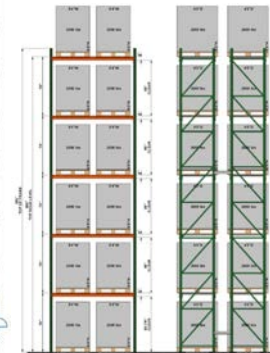
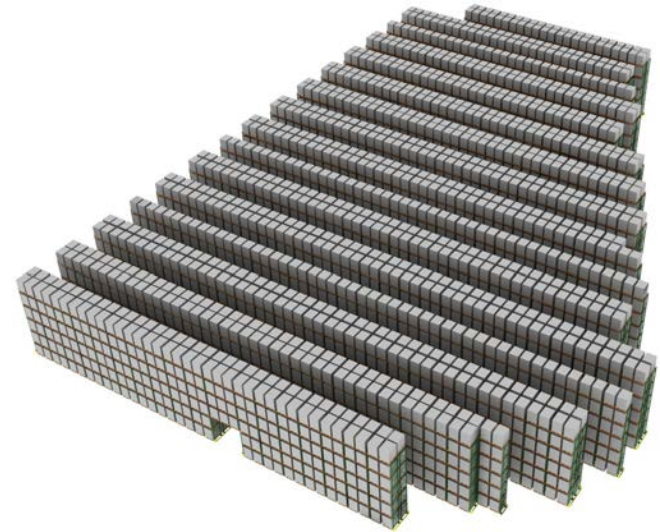
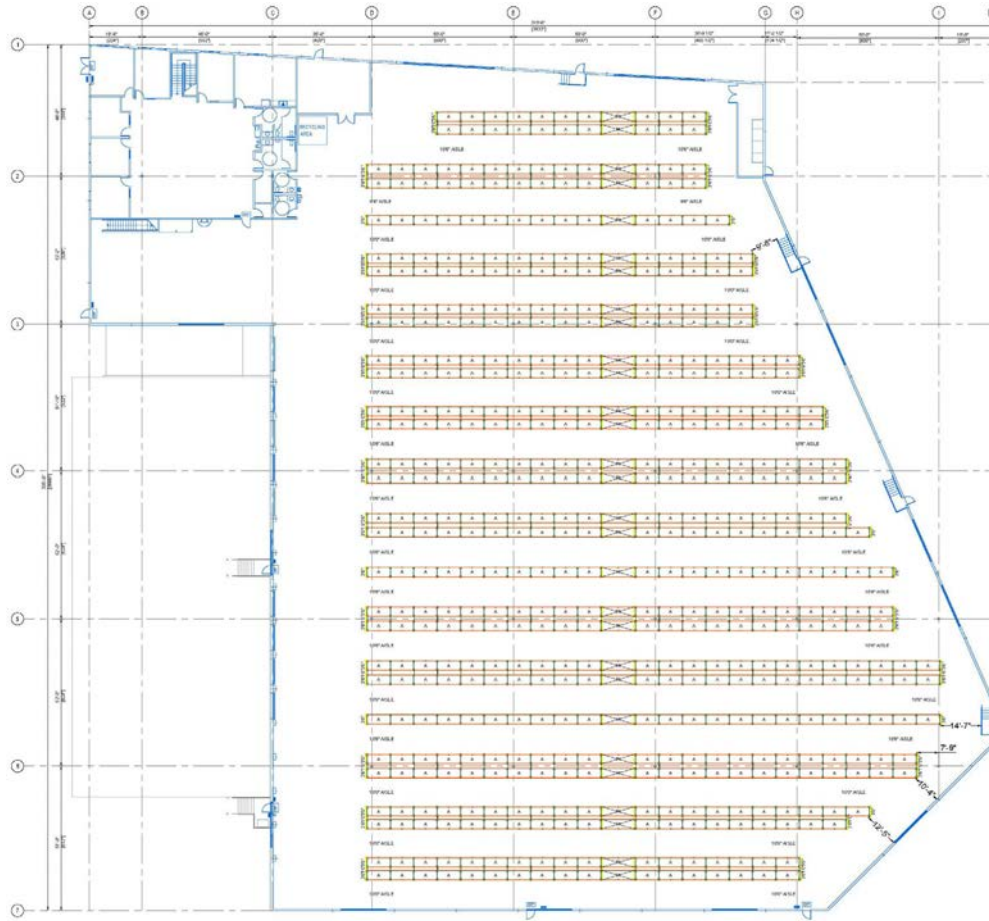


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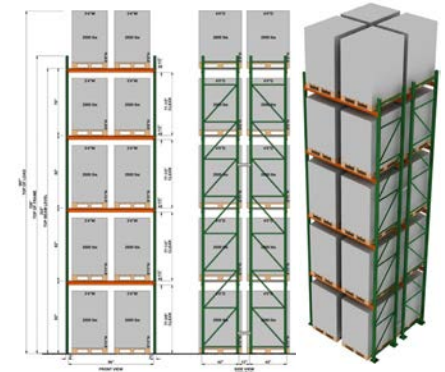
CONCEPTUAL RACKING LAYOUT



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

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.

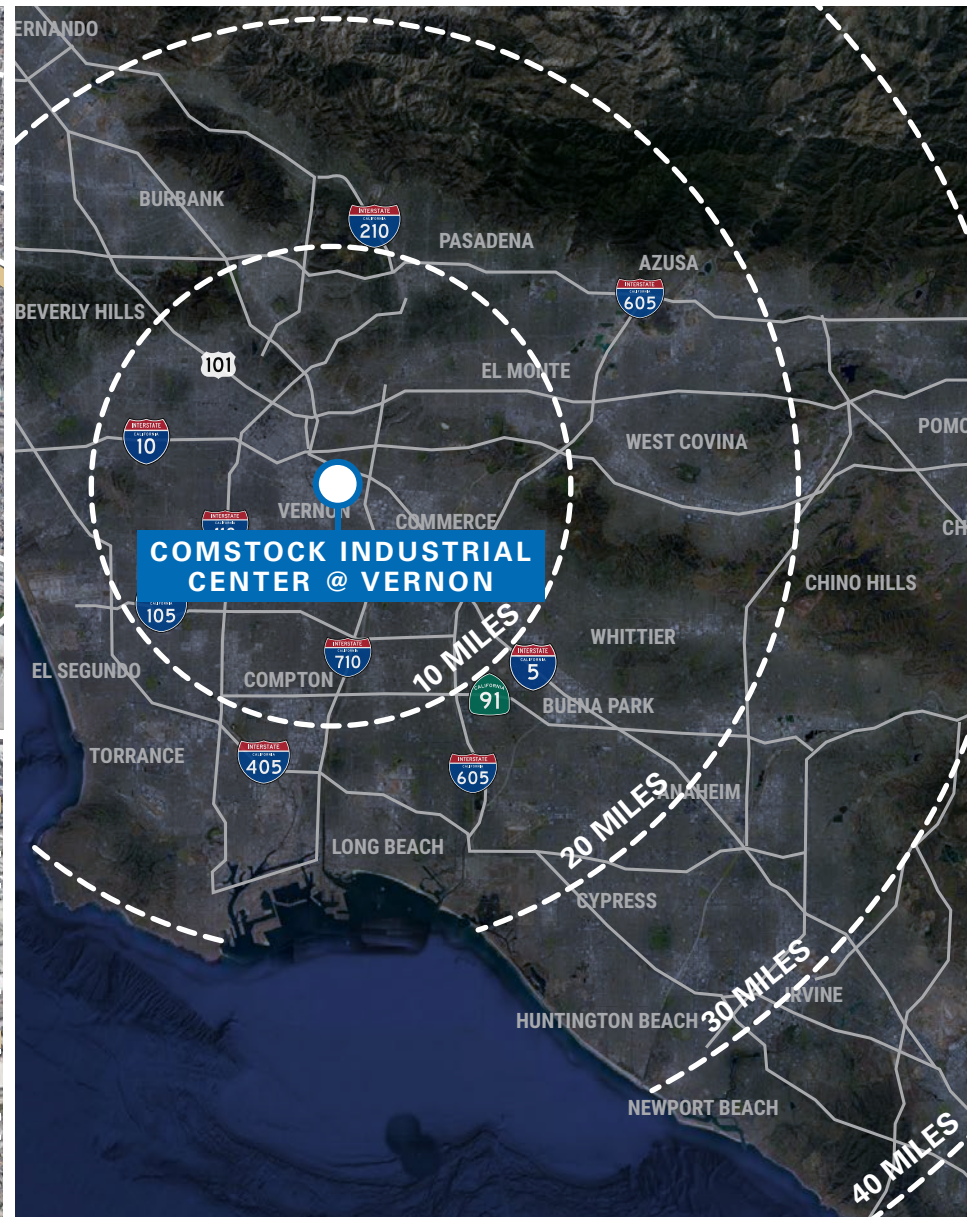
- 10'0 Aisles
- 60" Tall Pallets
- 72" Tall Pallets
- 96" Storage Beam
- 144" Storage Beam
- Accessories Upon Request

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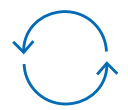
COMSTOCK INDUSTRIAL CENTER @ VERNON



Discover Vernon's Business-Friendly Competitive Advantages Today!



STRATEGIC
LOCATION
& ACCESS



COST & TIME
EFFICIENCY



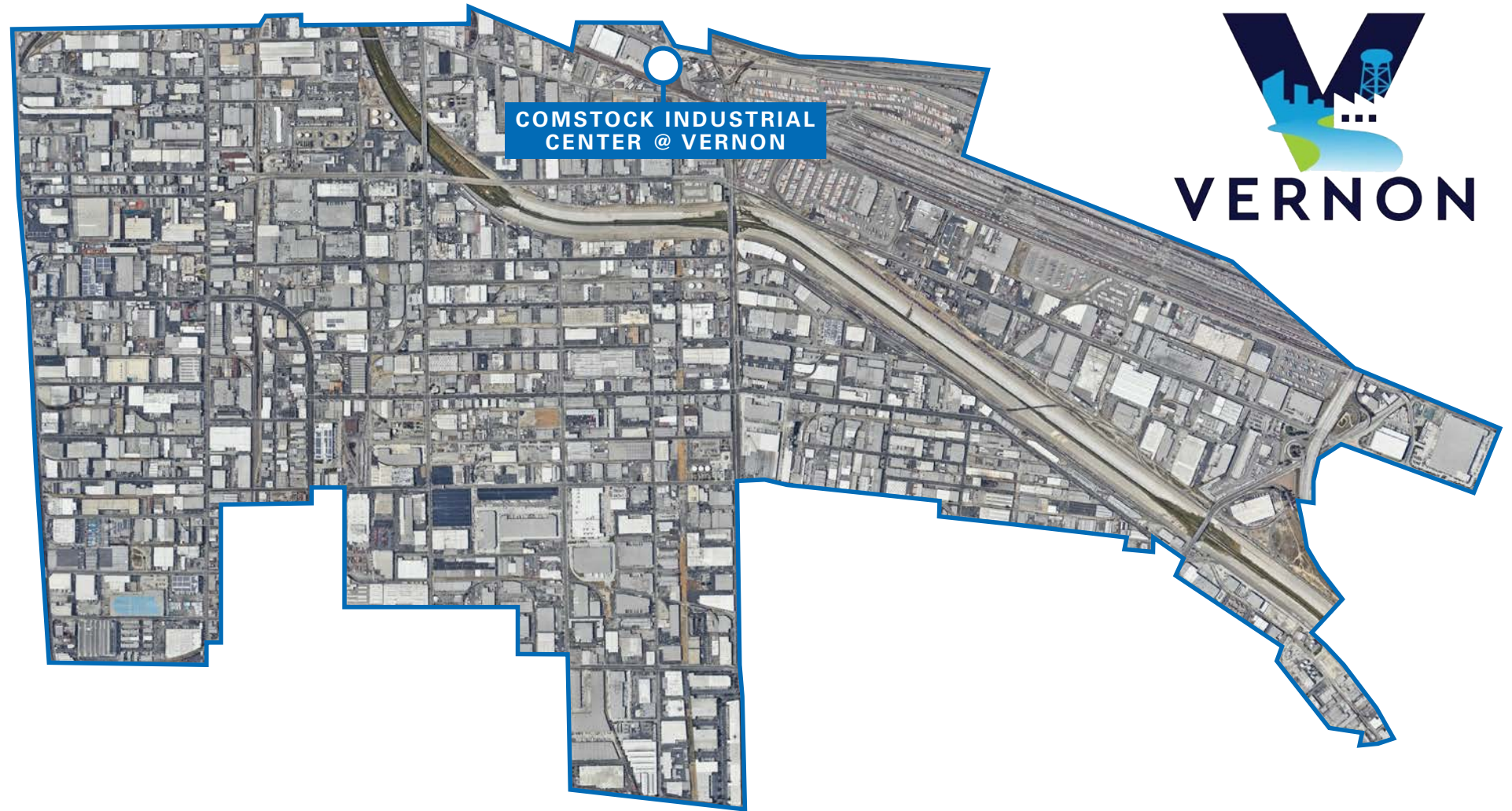
FINANCIAL
INCENTIVES



EXCEPTIONAL
CITY SERVICES



VERNON PUBLIC UTILITIES
RELIABLE ELECTRICITY AT COMPETITIVE RATES
COST EFFECTIVE NATURAL GAS
LOW COST WATER SERVICES



COMSTOCK INDUSTRIAL CENTER @ VERNON



Direct Access to
Over **16M** People
Within **50 Miles**

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