

4615

UNIT A ALCOA AVENUE

VERNON • CA 90058

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE



FOR LEASE

±145,900 SF INDUSTRIAL UNIT

DOUG CLINE
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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Lee & Associates | Downtown Los Angeles 1201 N Main St
CORP ID 02174865 Los Angeles, CA 90012
Lee & Associates | Commerce 5675 Telegraph Rd Ste. 300
CORP ID 01125429 Los Angeles, CA 90012

LEE-ASSOCIATES.COM/DOWNTOWNLA | TEAM-CLINE.COM



PROPERTY HIGHLIGHTS



Fantastic Dock
High Loading



Large Yard for Truck
& Trailer Storage



Adjacent ±49,470 SF
Also Available



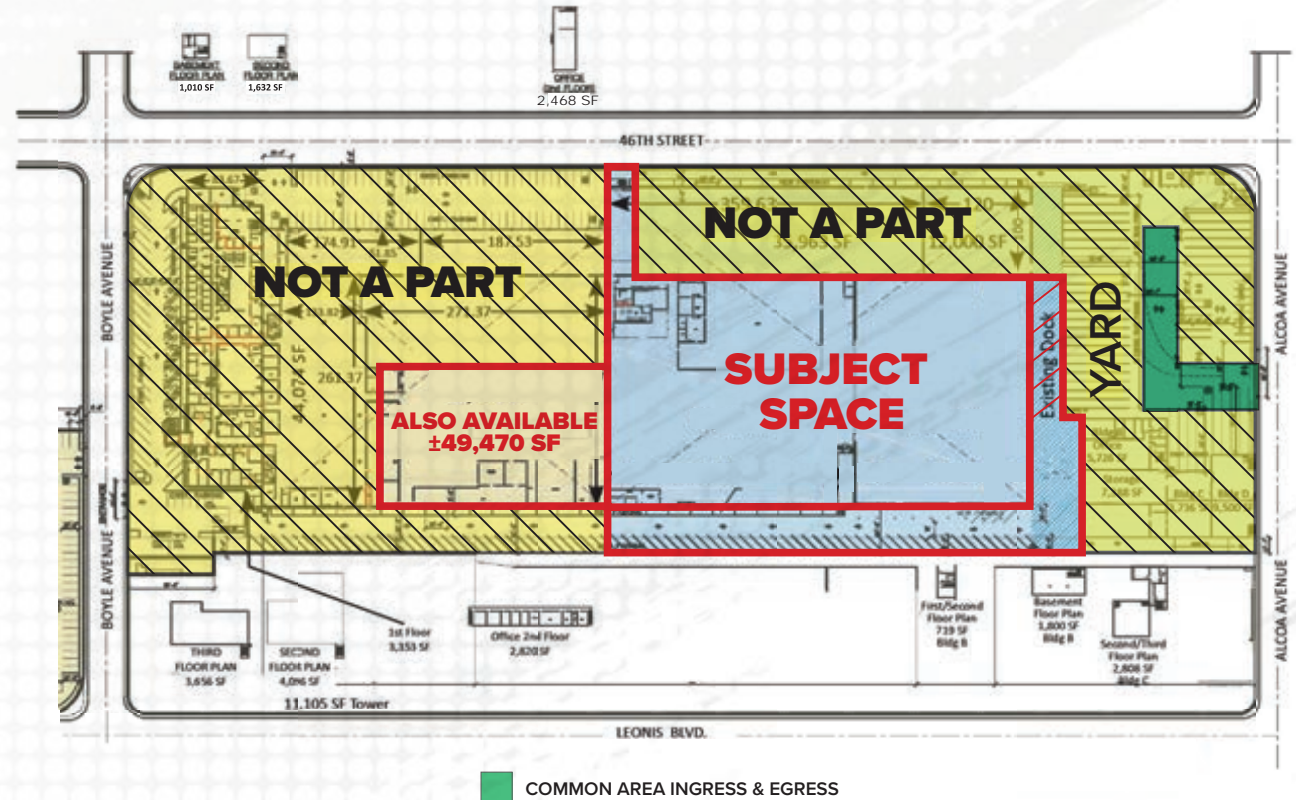
Central Vernon
Location

4615 Alcoa Ave, Unit A, Vernon, CA offers 145,900 SF of manufacturing or warehouse space in a central Vernon location. This sprinklered brick facility features 16 dock-high doors, 16' clear height, large fenced/paved yard, and 65 parking spaces, with an additional 49,470 SF potentially available. The property is vacant and ready for occupancy, with lease terms acceptable to ownership.

PROPERTY INFORMATION

Available SF	±145,900 SF
Prop Lot Size	POL
Office Size	±5,392 SF
APN	6303-020-010
Zoning	VEM
Year Built	1948
Construction Type	Brick
Yard	Fenced / Paved
Restrooms	4
Clear Height	16'
DH/GL Doors	16 DH / 1 GL
Sprinklered	Yes
Power	TBD
Term	Acceptable to Owner
Possession Date	Now
Vacant	Yes
Market/Submarket	Commerce / Vernon

PROPERTY SITE PLAN

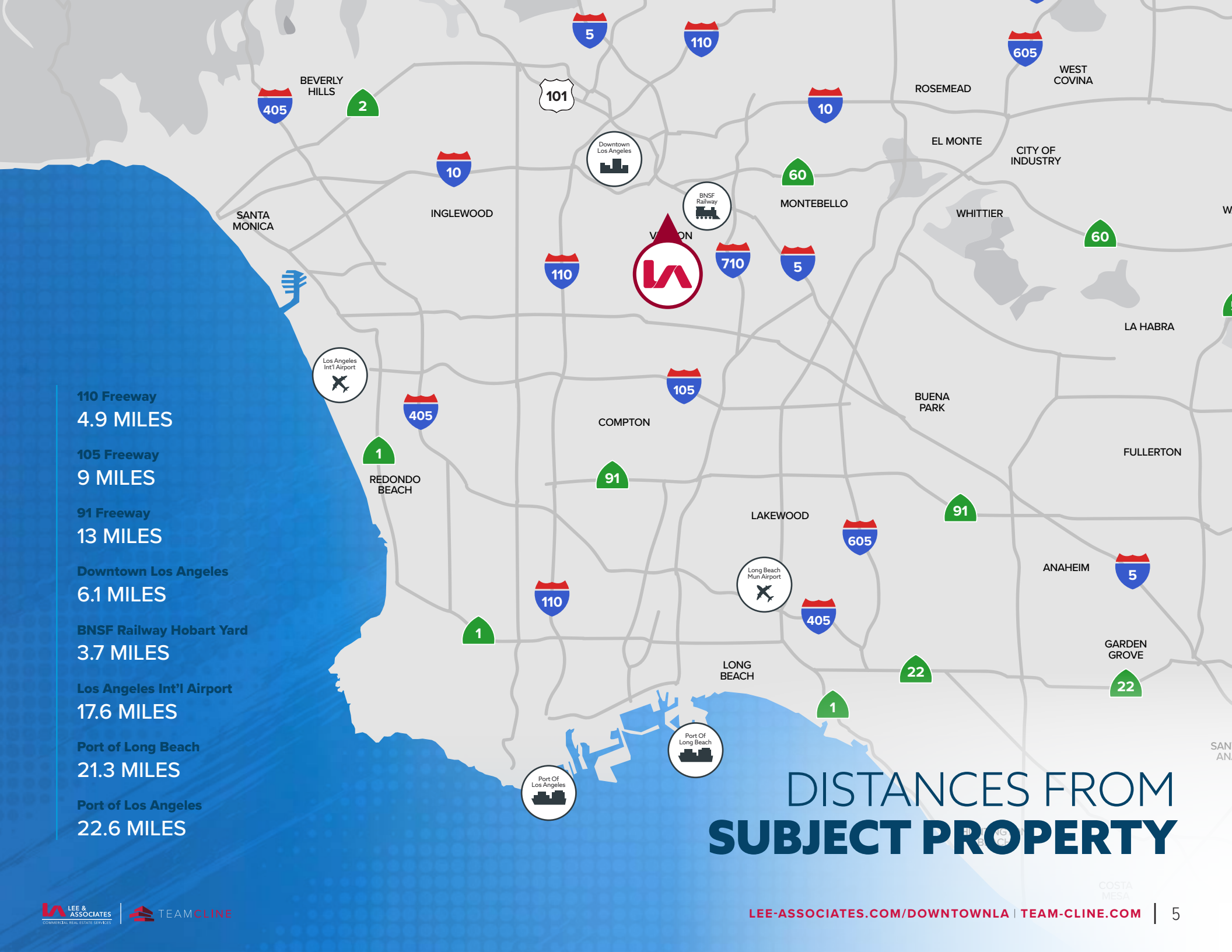


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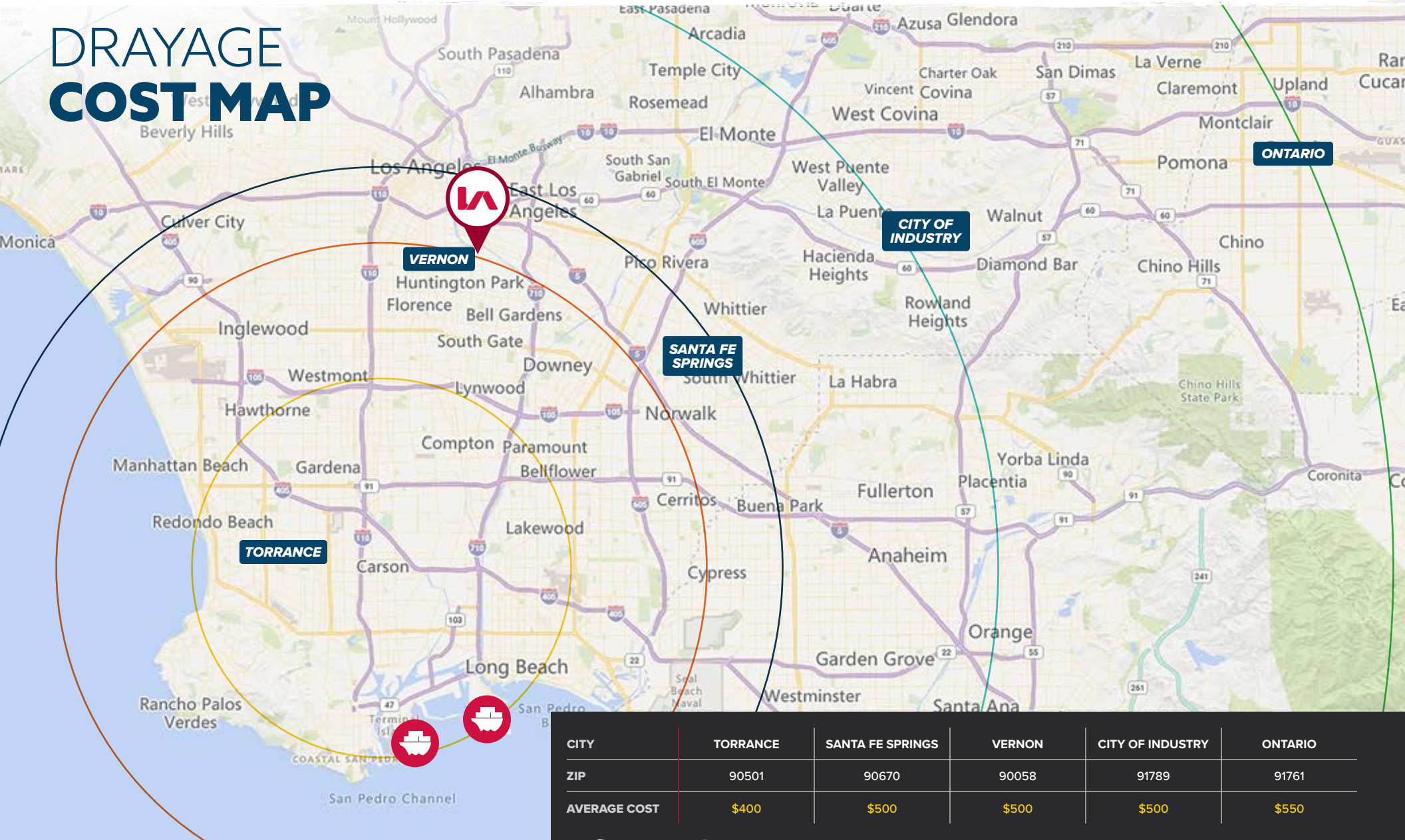
DISTANCES FROM SUBJECT PROPERTY

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DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$400	\$500	\$500	\$500	\$550

For More Information,
Please Contact ▶

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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.