

# 3435 E Vernon Avenue

**VERNON, CA 90058**

**57,465 sq. ft.**  
AVAILABLE

**7 total**  
DOCK DOORS

**13,316 sq. ft.**  
REFRIGERATED PRODUCTION

**22'**  
CLEAR HEIGHT

**25,171 sq. ft.**  
COOLER

**9,240 sq. ft.**  
OFFICE

## Features

**57,465 sq. ft. cold storage -  
food production plant with  
13,316 sq. ft. refrigerated  
production and 25,171 sq. ft.  
cooler with refrigerated dock**

**Food processing facility**

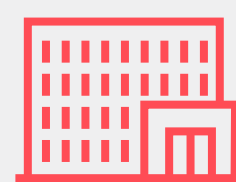
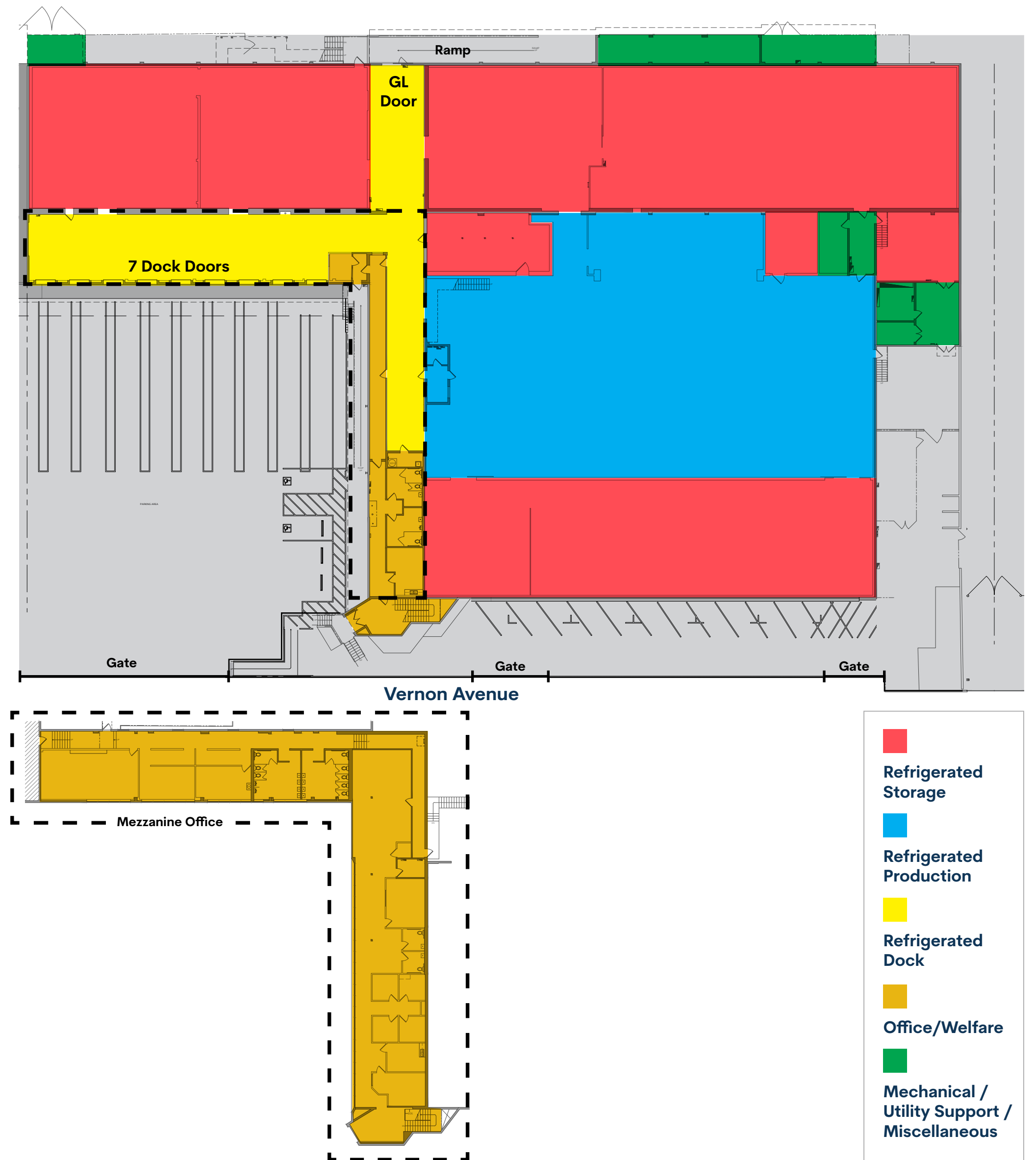
**7 dock high doors**

**Direct access to:  
Interstates 5 & 10  
60, 101, 710 Freeways**



# Building Specifications

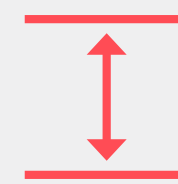
Building Size	57,465 sq. ft.
Available	57,465 sq. ft.
Cooler (36°F)	25,171 sq. ft.
Processing (36-45°F)	13,316 sq. ft.
Cold Dock (36°F)	5,313 sq. ft.
Office Space	9,240 sq. ft.
Clear Height	22'
Dock Doors	7 doors
Grade Level Doors	1 door via ramp
Yard	Fenced & secured
Automobile Parking	73 spaces
Sprinklers	Yes
Power	4,000 amps
Construction	1974 concrete tilt-up (renovated 2016)



**±57,465 SF**  
Available



**±43,800 SF**  
Temperature  
Controlled



**22'**  
Clear  
Height



**±4,000**  
Amps

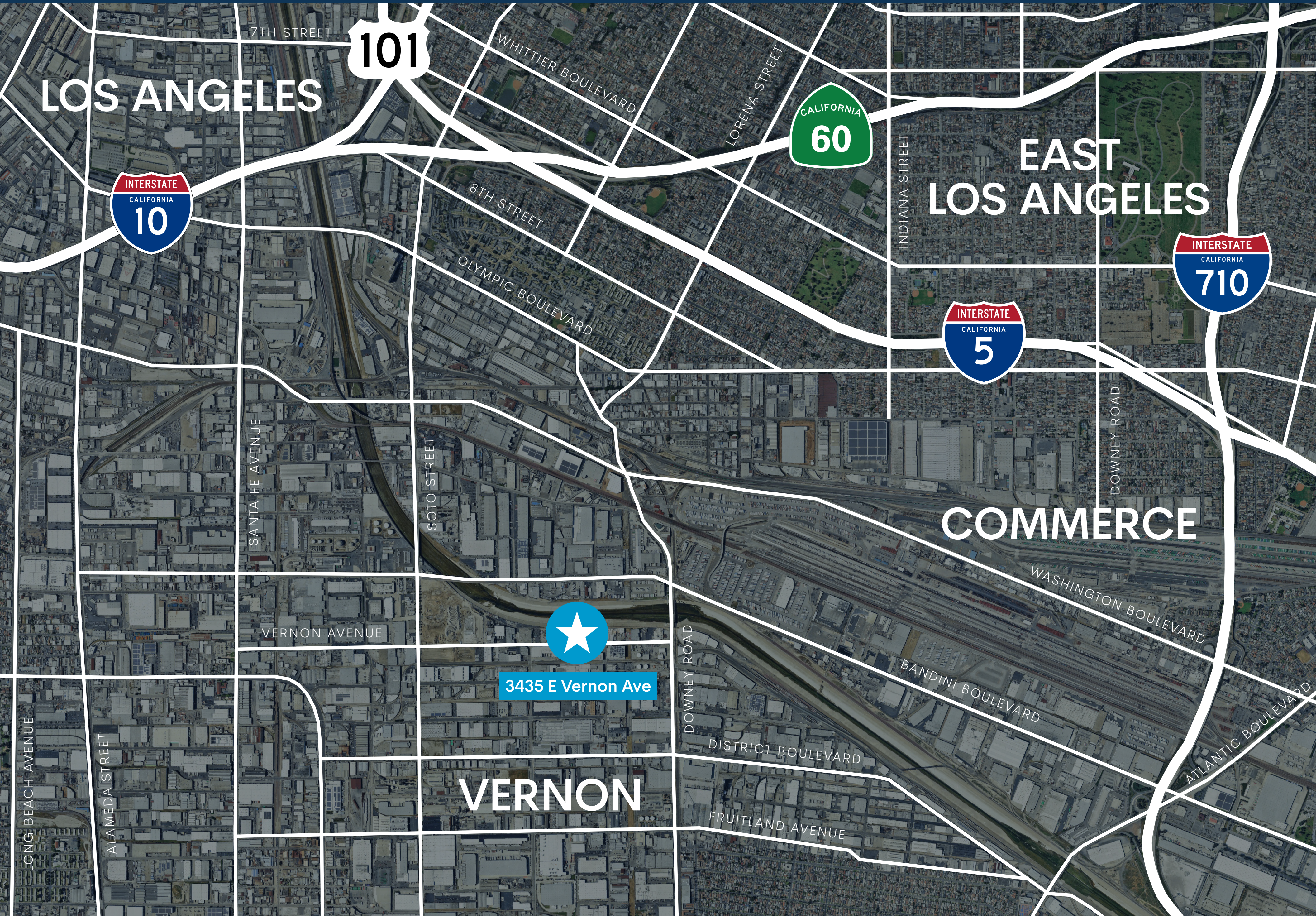
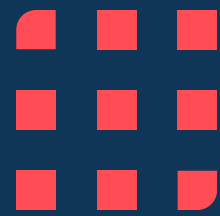


**7**  
Dock Doors



**±73**  
Automobile  
Parking





LOS ANGELES

EAST LOS ANGELES

COMMERCE

VERNON

101

CALIFORNIA 60

INTERSTATE CALIFORNIA 10

INTERSTATE CALIFORNIA 5

INTERSTATE CALIFORNIA 710



3435 E Vernon Ave

7TH STREET

WHITTIER BOULEVARD

LORENA STREET

INDIANA STREET

8TH STREET

OLYMPIC BOULEVARD

SANTA FE AVENUE

SOTO STREET

DOWNEY ROAD

VERNON AVENUE

DOWNEY ROAD

WASHINGTON BOULEVARD

BANDINI BOULEVARD

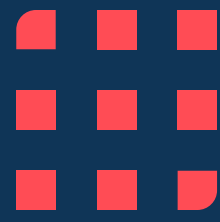
DISTRICT BOULEVARD

FRUITLAND AVENUE

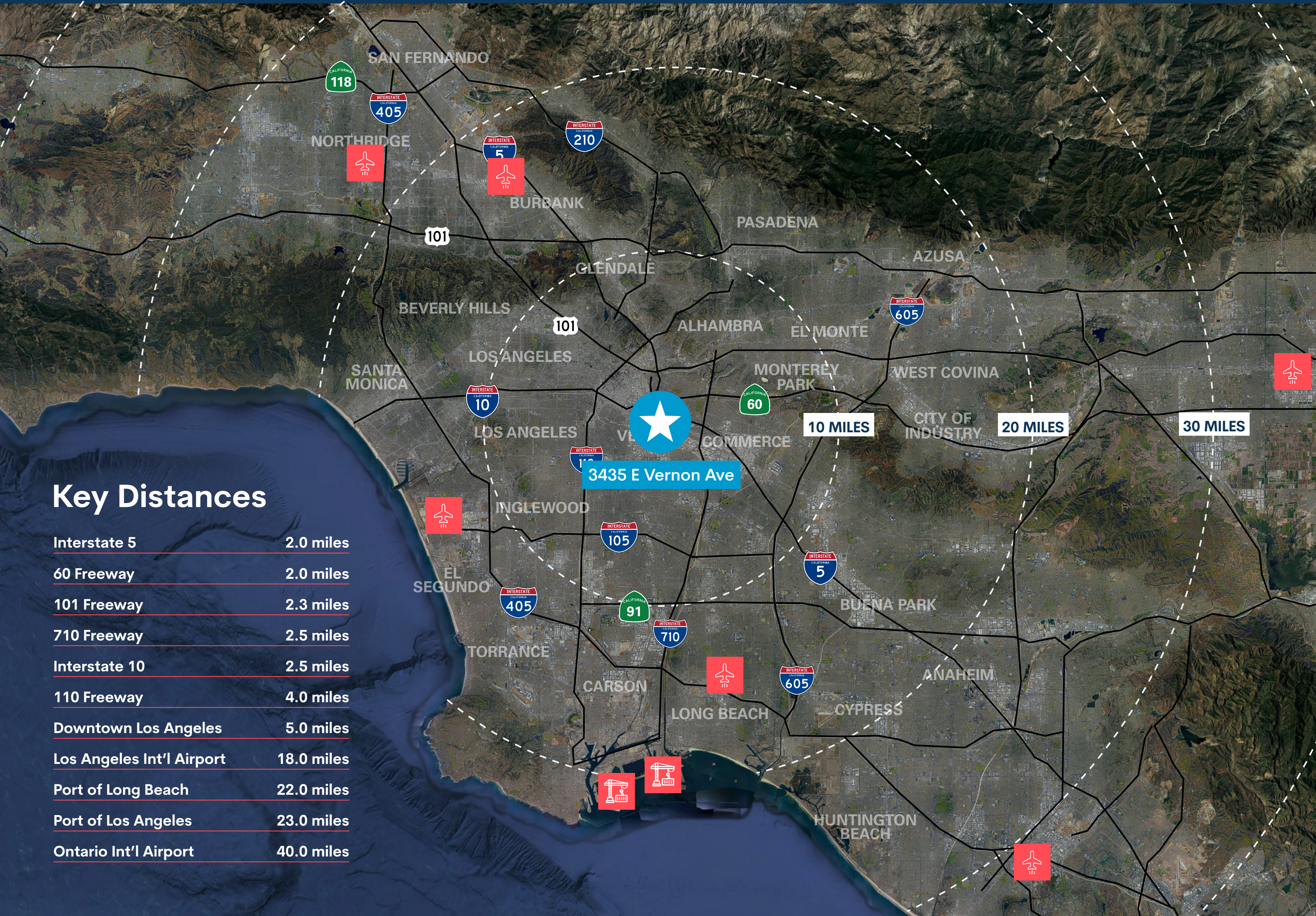
ATLANTIC BOULEVARD

LONG BEACH AVENUE

ALAMEDA STREET



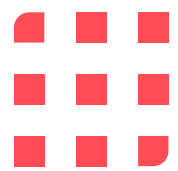
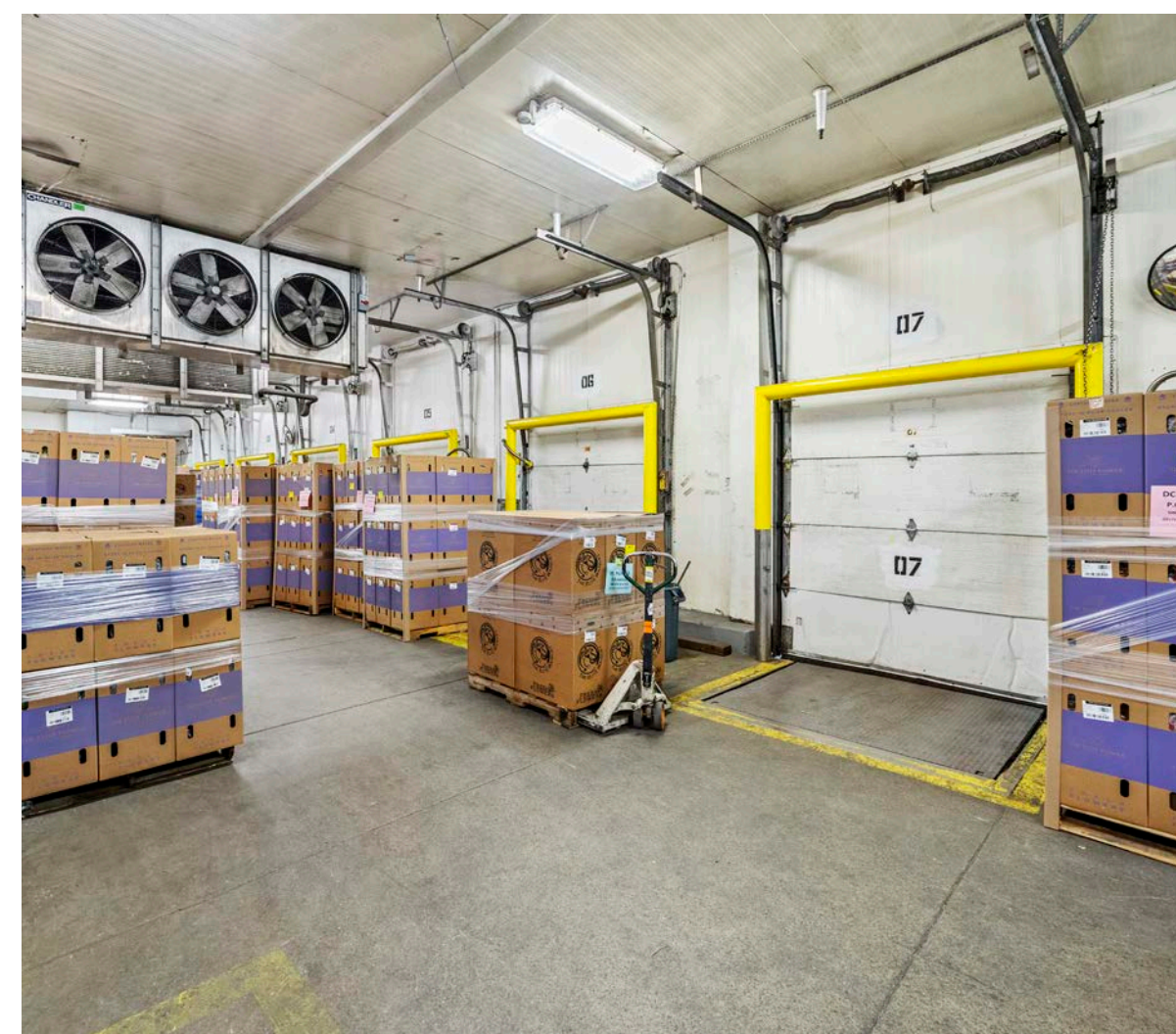
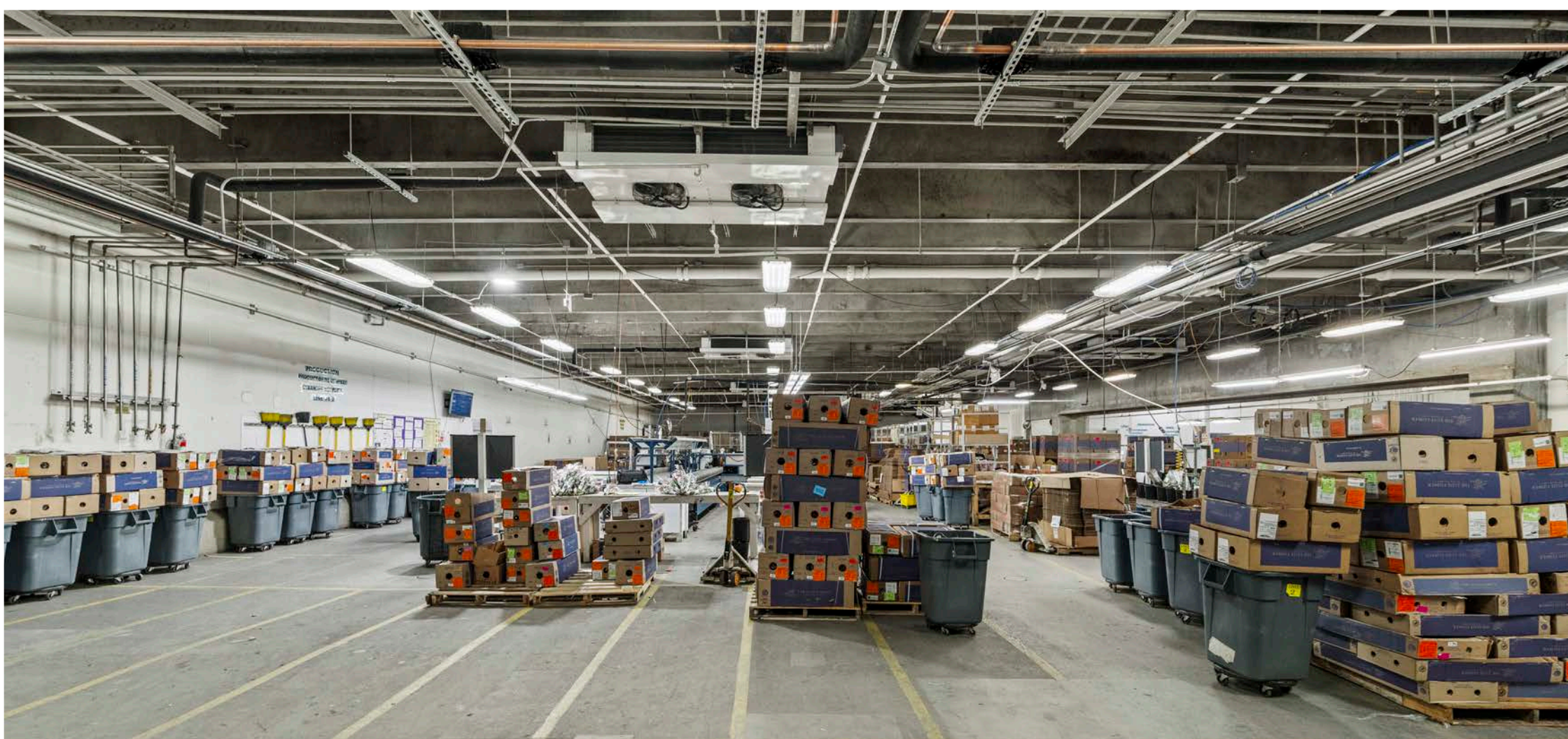
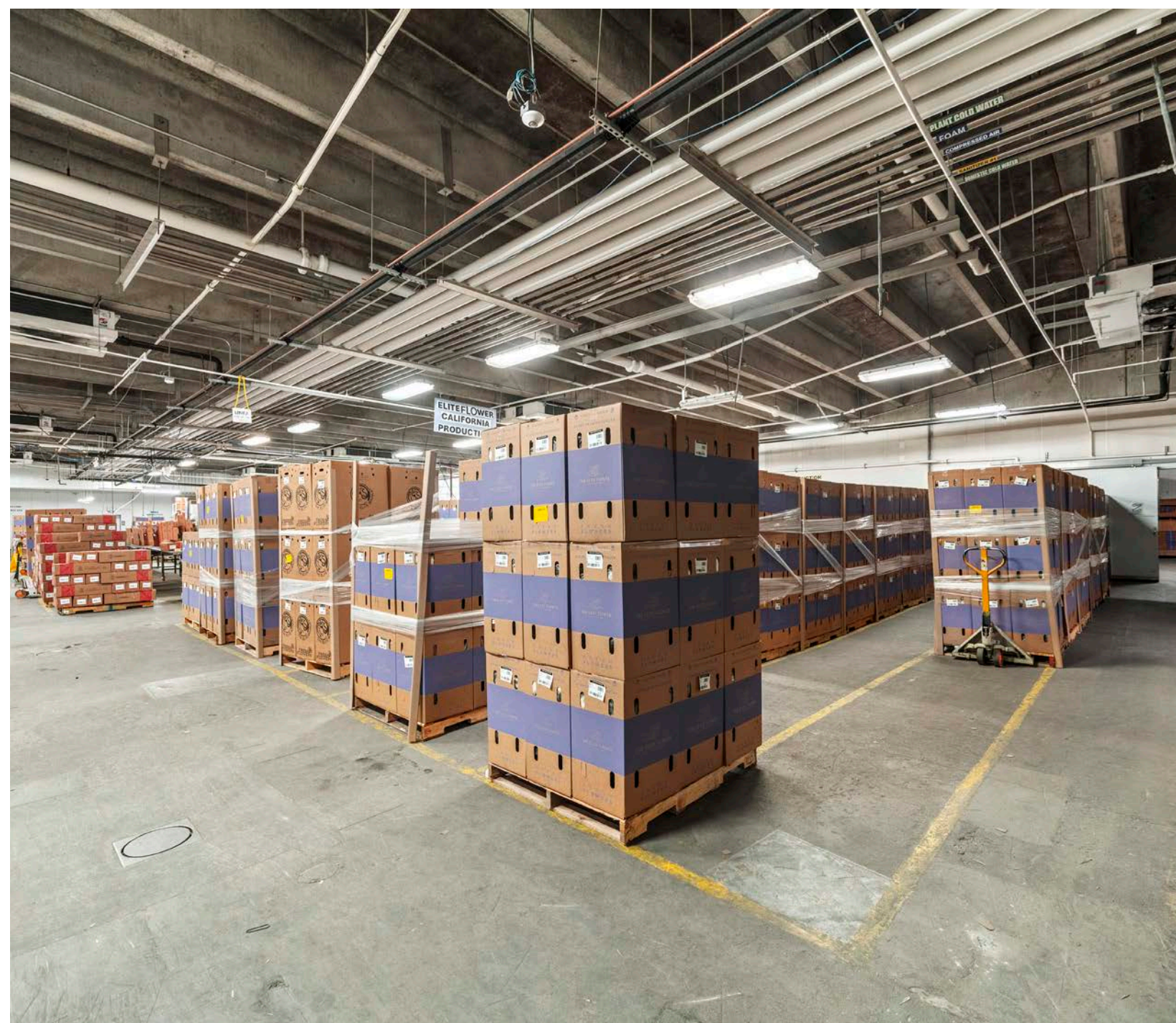
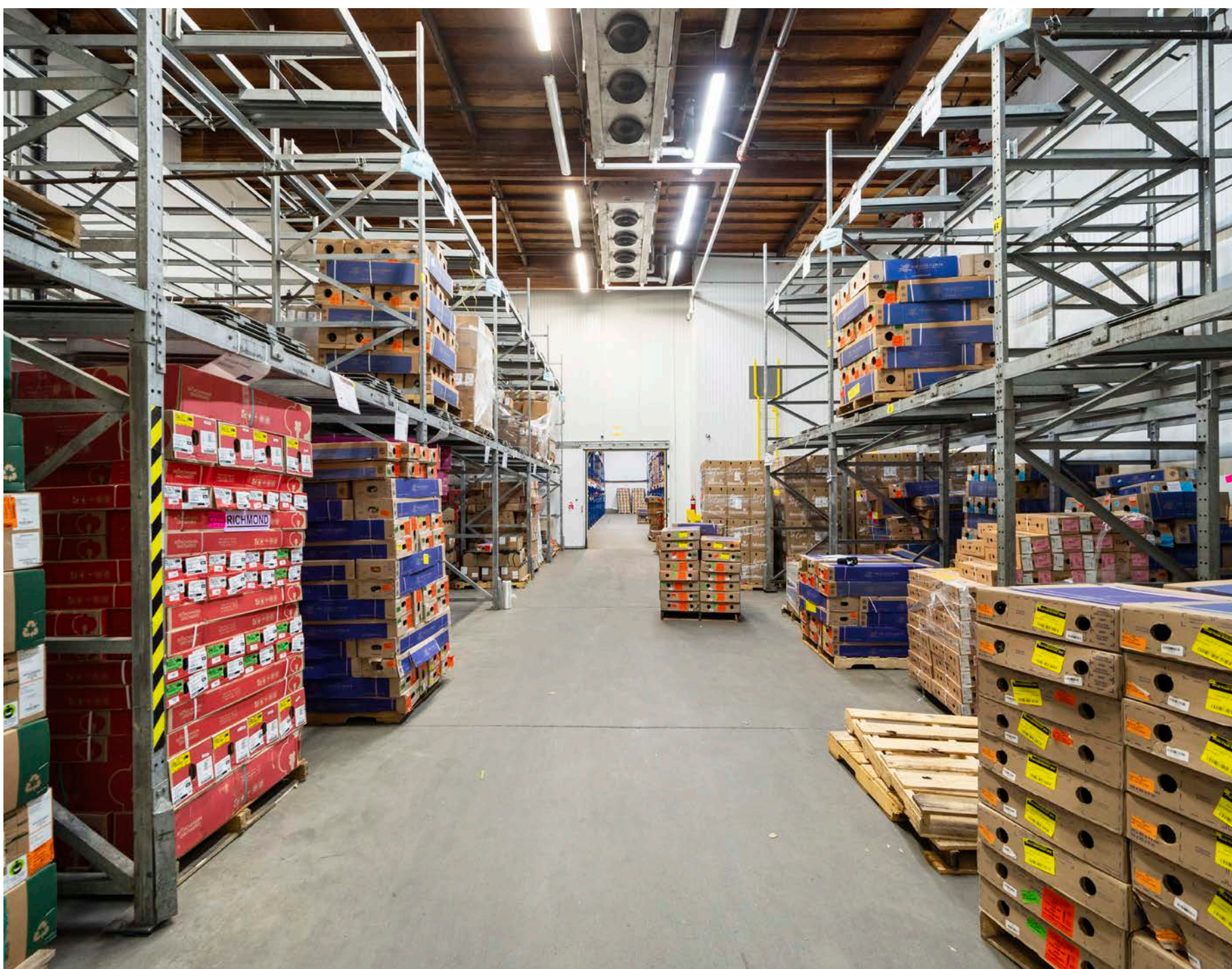
# Area Map & Key Distances



3435 E Vernon Ave

## Key Distances

Interstate 5	2.0 miles
60 Freeway	2.0 miles
101 Freeway	2.3 miles
710 Freeway	2.5 miles
Interstate 10	2.5 miles
110 Freeway	4.0 miles
Downtown Los Angeles	5.0 miles
Los Angeles Int'l Airport	18.0 miles
Port of Long Beach	22.0 miles
Port of Los Angeles	23.0 miles
Ontario Int'l Airport	40.0 miles

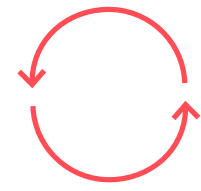


# City of Vernon

**DISCOVER VERNON'S BUSINESS-FRIENDLY COMPETITIVE ADVANTAGES TODAY!**



STRATEGIC  
LOCATION  
& ACCESS



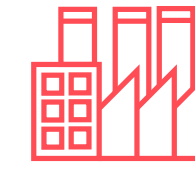
COST & TIME  
EFFICIENCY



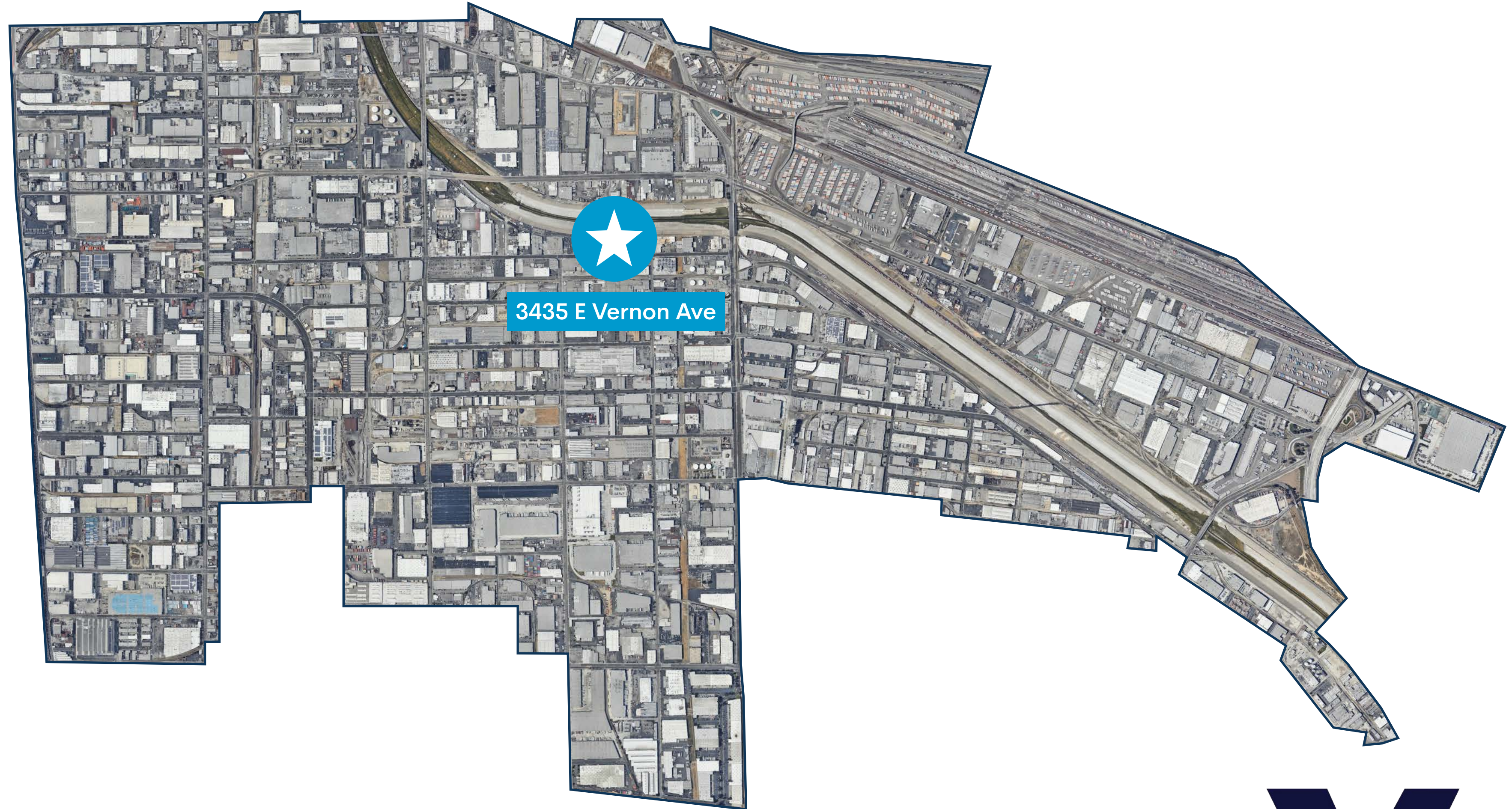
FINANCIAL  
INCENTIVES



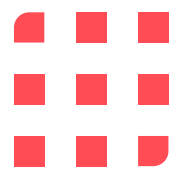
EXCEPTIONAL  
CITY SERVICES



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



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VERNON, CA 90058



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