

AVAILABLE FOR SALE OR LEASE



46,914 SF Industrial Building • 12,136 SF of Office Space • Desirable Central Vernon Location • Undergoing Renovation

5080 South Alameda Street

VERNON, CA 90058



MOON LIM

Executive Vice President

+1 213 308 2056

Moon.Lim@daumcommercial.com

PROPERTY SUMMARY



**CLASS "A"
TROPHY ASSET**



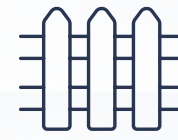
**DESIRABLE CENTRAL
VERNON LOCATION**



**MAJOR STREET
FRONTAGE**



**5 DOCK-HIGH
POSITIONS**



**FENCED YARD WITH
ABUNDANT PARKING**

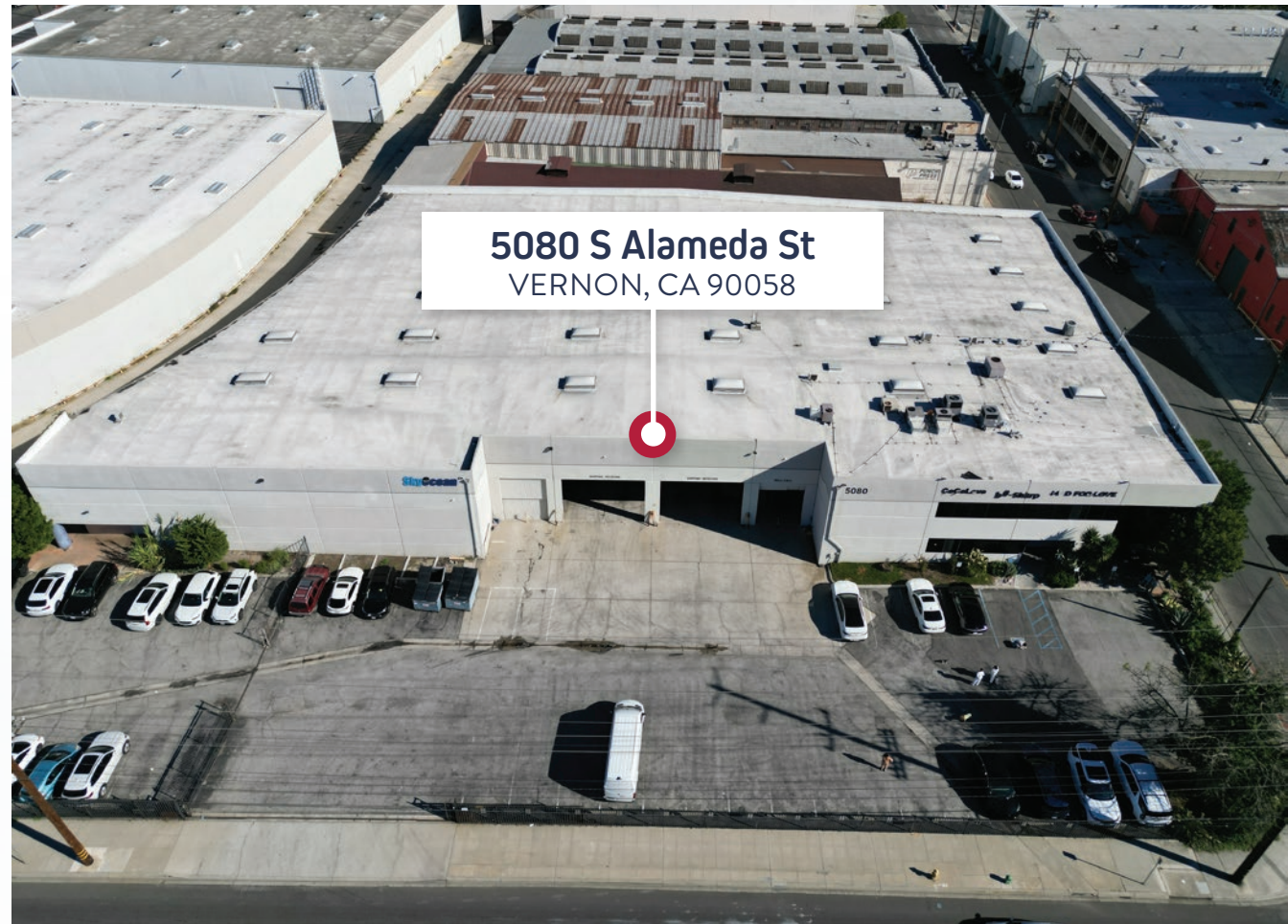


**12,136 SF OF
OFFICE SPACE**

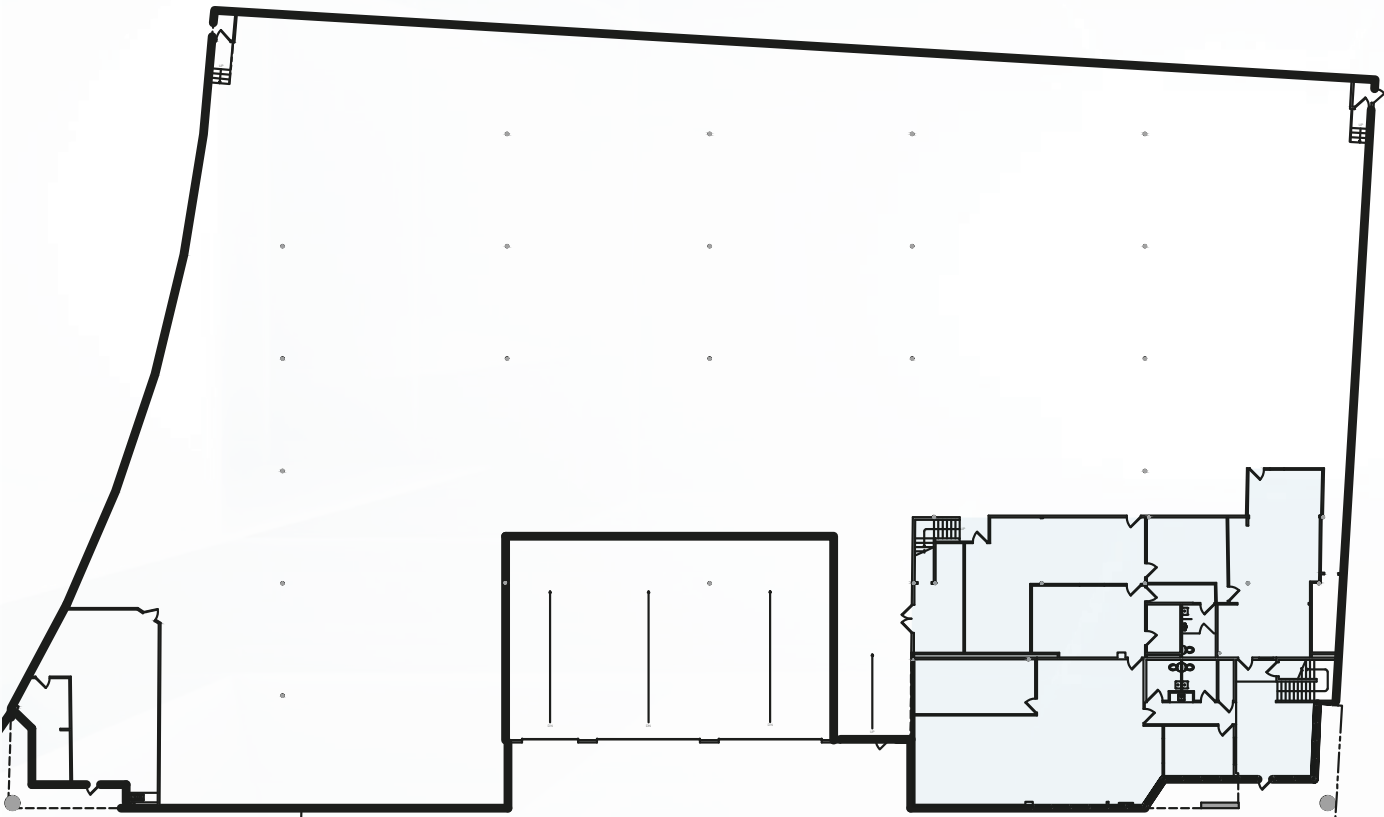


**24 FT
CEILING HEIGHTS**

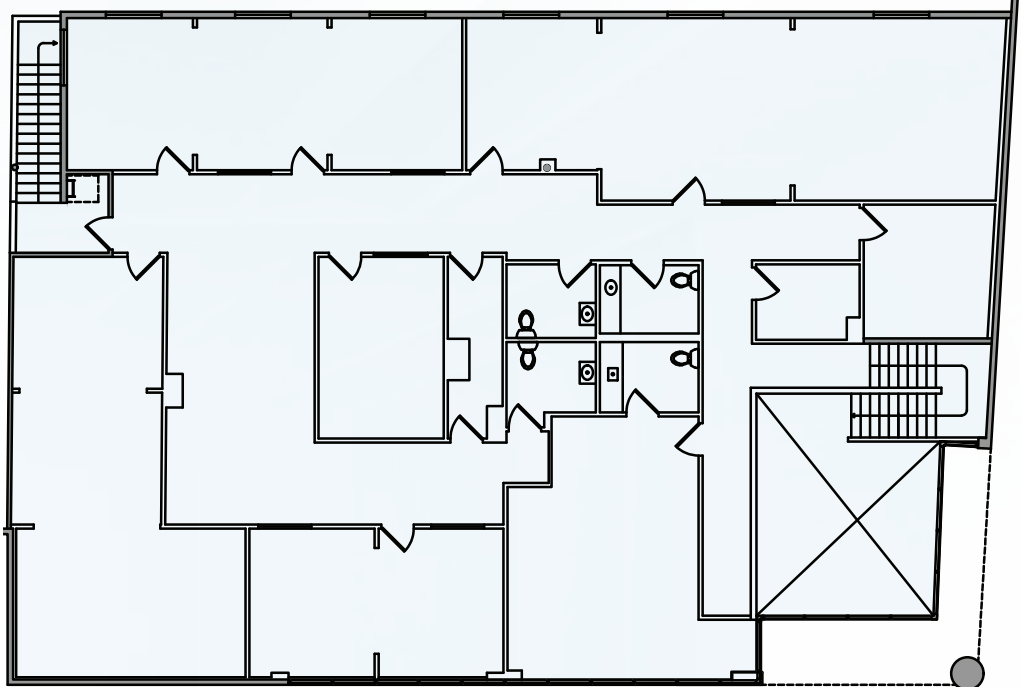
ADDRESS	5080 South Alameda Street, Vernon, CA 90058
SALE PRICE	Negotiable
LEASE RATE	\$0.82 + NNN (\$0.28) PSF Monthly
BUILDING SIZE	± 46,914 SF
TOTAL OFFICE SIZE	± 12,136 SF (2 stories)
LAND SIZE	± 71,359 SF
BUILT YEAR	1987
PARKING	55 Spaces
CEILING HEIGHT	24 FT
POWER	400a/277-480v 3p
LOADING	5 DH / 1GL



FLOOR PLANS



FIRST FLOOR



SECOND FLOOR

TOTAL OFFICE	± 12,136 SF
WAREHOUSE	± 34,778 SF
TOTAL BUILDING SIZE	± 46,914 SF



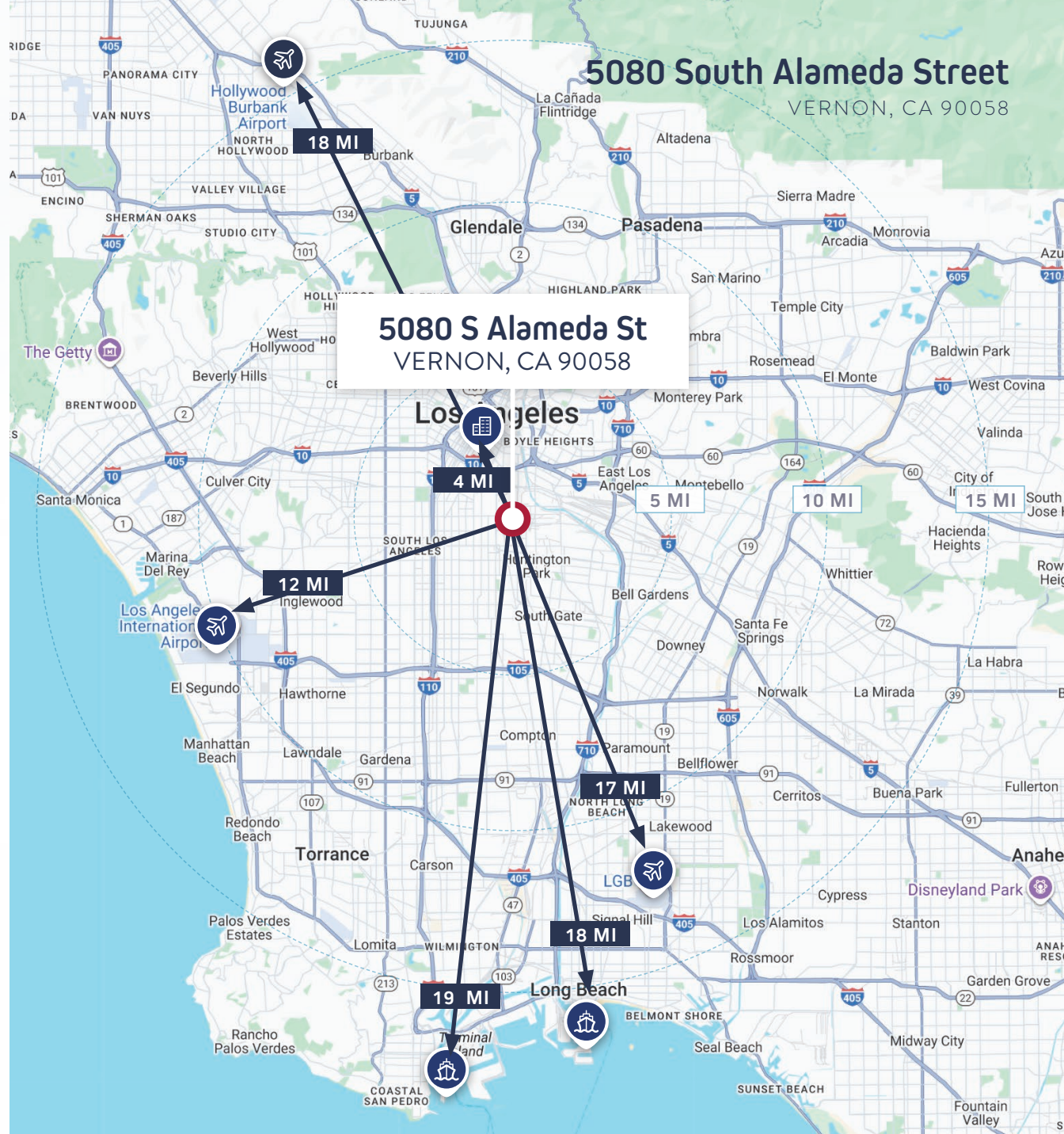
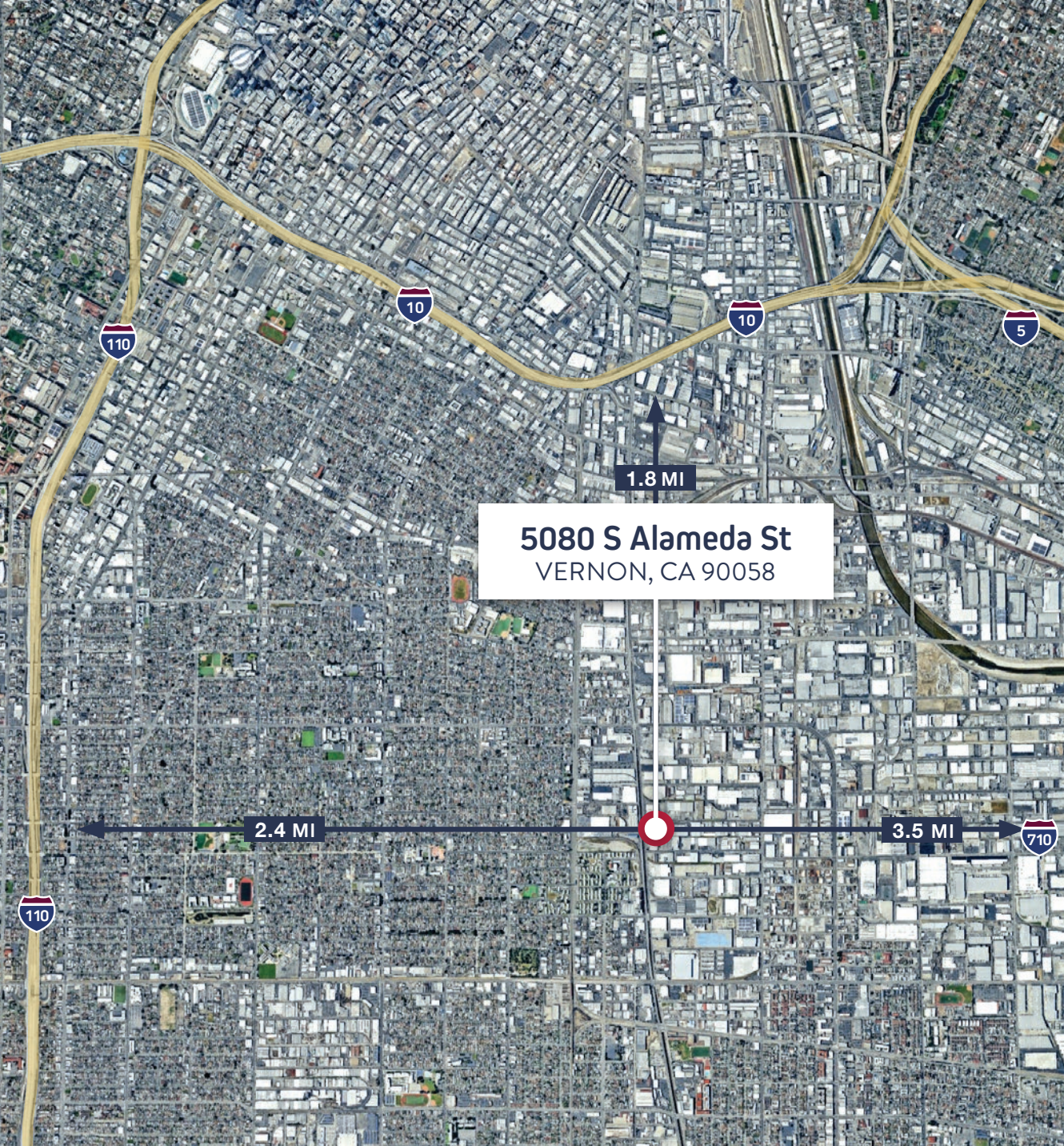
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4 | 5080 South Alameda Street, Vernon, CA 90058





 3.5 MI |
  2.4 MI |
  1.8 MI |
 DTLA — 4 MI |
 LAX — 12 MI |
 LOS ANGELES PORT — 19 MI

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