

Industrial Property For Lease

±56,124 SF ON 1.77 ACRES



3030 E. VERNON AVENUE ▶ VERNON, CA 90058



Property Overview

ADDRESS:	3030 E. Vernon Avenue, Vernon, CA 90058
PRODUCT:	Industrial / Flex
BLDG. SIZE:	±56,124 SF
LOT SIZE:	±76,949 SF / ±1.77 AC
FLOORS:	±53,124 SF Ground / ±3,000 SF Mezzanine
PARKING:	±50 Spaces in Private Gated Lot
POWER:	1,800 amps
ZONING:	VEM & MS1**
YR. BUILT:	1987
APN:	6308-001-040
LEASE RATE:	\$1.35 PSF/Mo., Industrial Gross

KWP Real Estate is pleased to present 3030 Vernon Avenue for lease, an incredibly rare opportunity to occupy a ±56,124 square foot industrial property on 1.77 acres in one of the most attractive industrial real estate markets in the country.

The property features heavy power, 28-foot clearance, six dock-high and one grade-level dock, mezzanine, and fenced yard.

On the market for the first time in over 20 years and located at the hard corner of Vernon Ave. and Soto Street, 3030 Vernon has been home to Crystal Promotions since 2003. It sits directly across from Goodman Group's highly anticipated LAX01 Vernon data center development.

Access provided With appointment.
Do not disturb tenant



SOTO ST.

VERNON AVE.

±56,124 Building SF
1.77 Acre Lot



Highlights

- Prime hard corner lot with frontage on two streets
- Incredible signage opportunity
- Showroom with several offices on first and second floor mezzanine
- Heavy power: 1,800 amps
- 28' clearance
- Six (6) dock high loading and one (1) ground dock
- Accessibility to all parts of greater Los Angeles via major freeways
- Large secured fenced yard
- Across the street from Goodman's 5.6-acre LAX01 data center development
- Urban Infill: 4 million people within a 10-mile radius







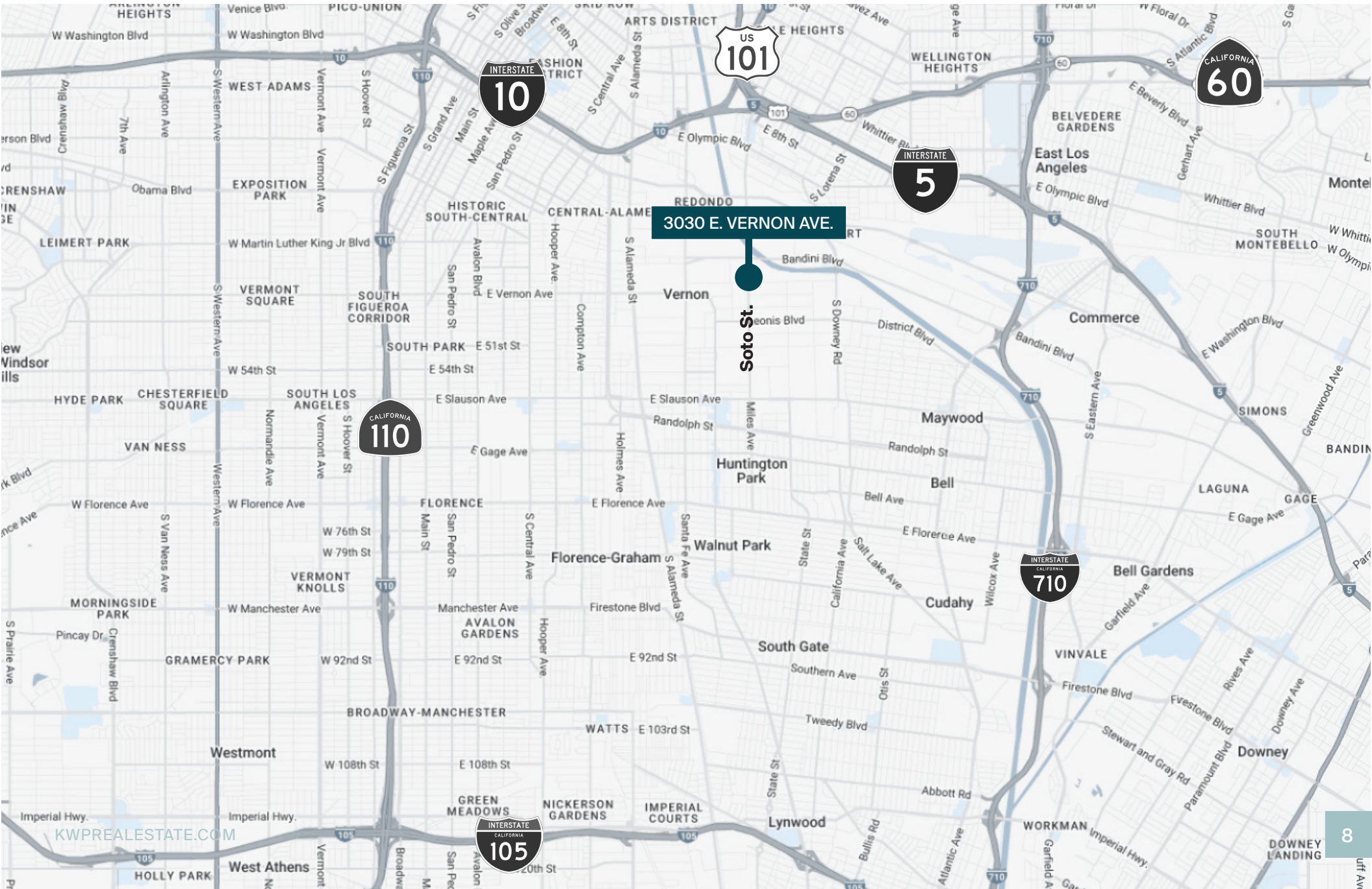
FUTURE SITE OF GOODMAN
LAX01 DATA CENTER
±5.6 ACRES

FUTURE GOODMAN GROUP
DEVELOPMENT
±29 ACRES



±50 SPACES
PRIVATE GATED LOT

Close Proximity to Regional Freeways





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Vernon, CA 90058

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