

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

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# PROPERTY SUMMARY



**CLASS "A"  
TROPHY ASSET**



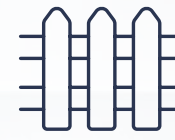
**DESIRABLE CENTRAL  
VERNON LOCATION**



**MAJOR STREET  
FRONTAGE**



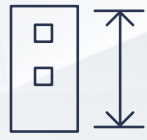
**5 DOCK-HIGH  
POSITIONS**



**FENCED YARD WITH  
ABUNDANT PARKING**

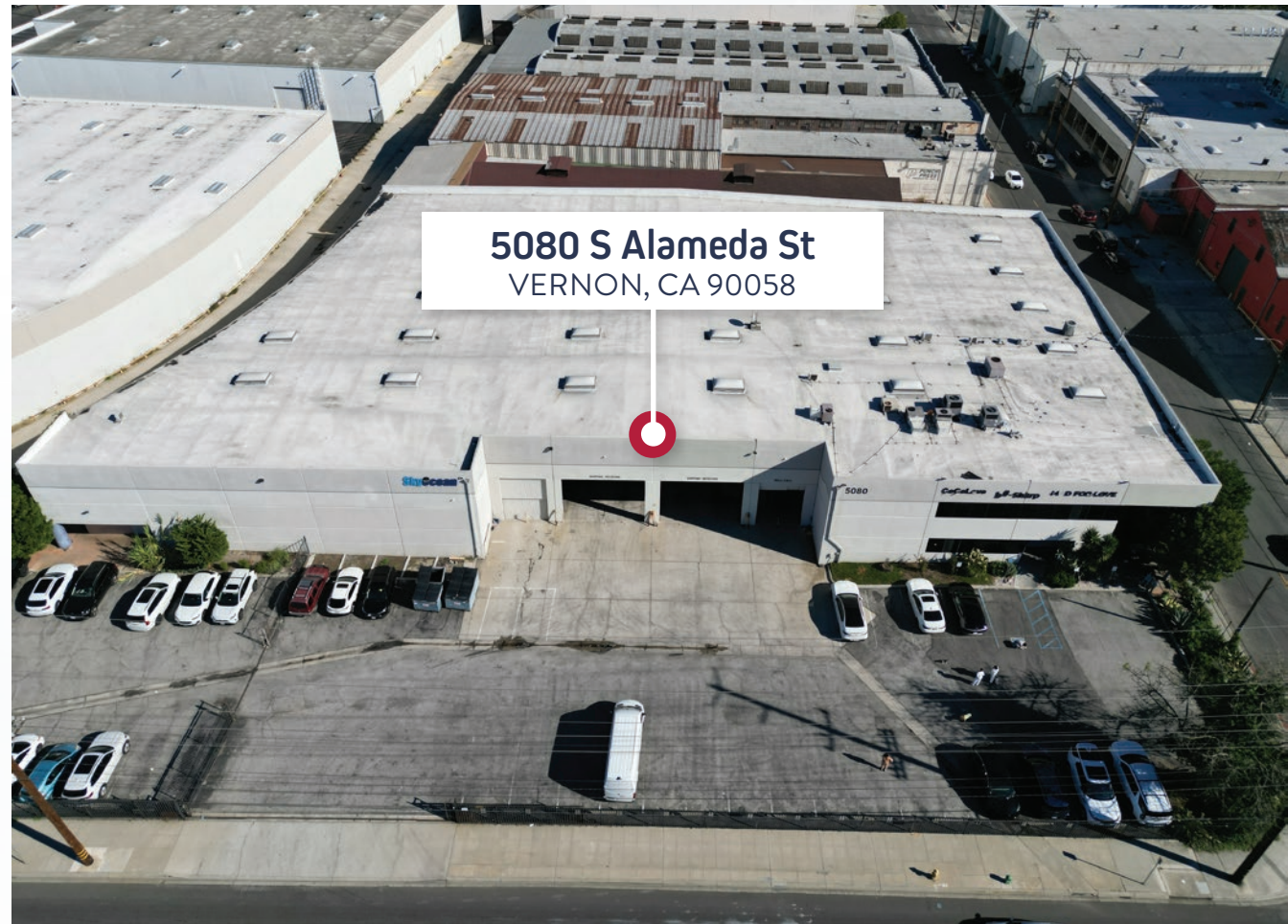


**12,136 SF OF  
OFFICE SPACE**



**24 FT  
CEILING HEIGHTS**

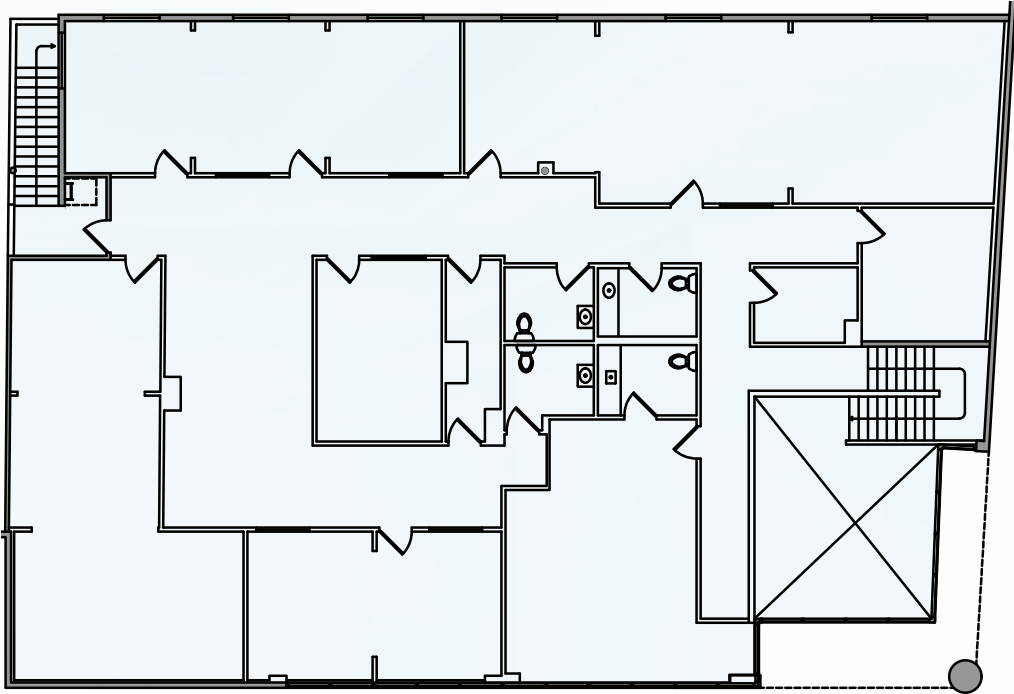
|                   |   |
|-------------------|---|
| ADDRESS           | 5080 South Alameda Street, Vernon, CA 90058 |
| SALE PRICE        | <b>Negotiable</b>                           |
| LEASE RATE        | <b>\$0.82 + NNN (\$0.28) PSF Monthly</b>    |
| BUILDING SIZE     | ± 46,914 SF                                 |
| 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



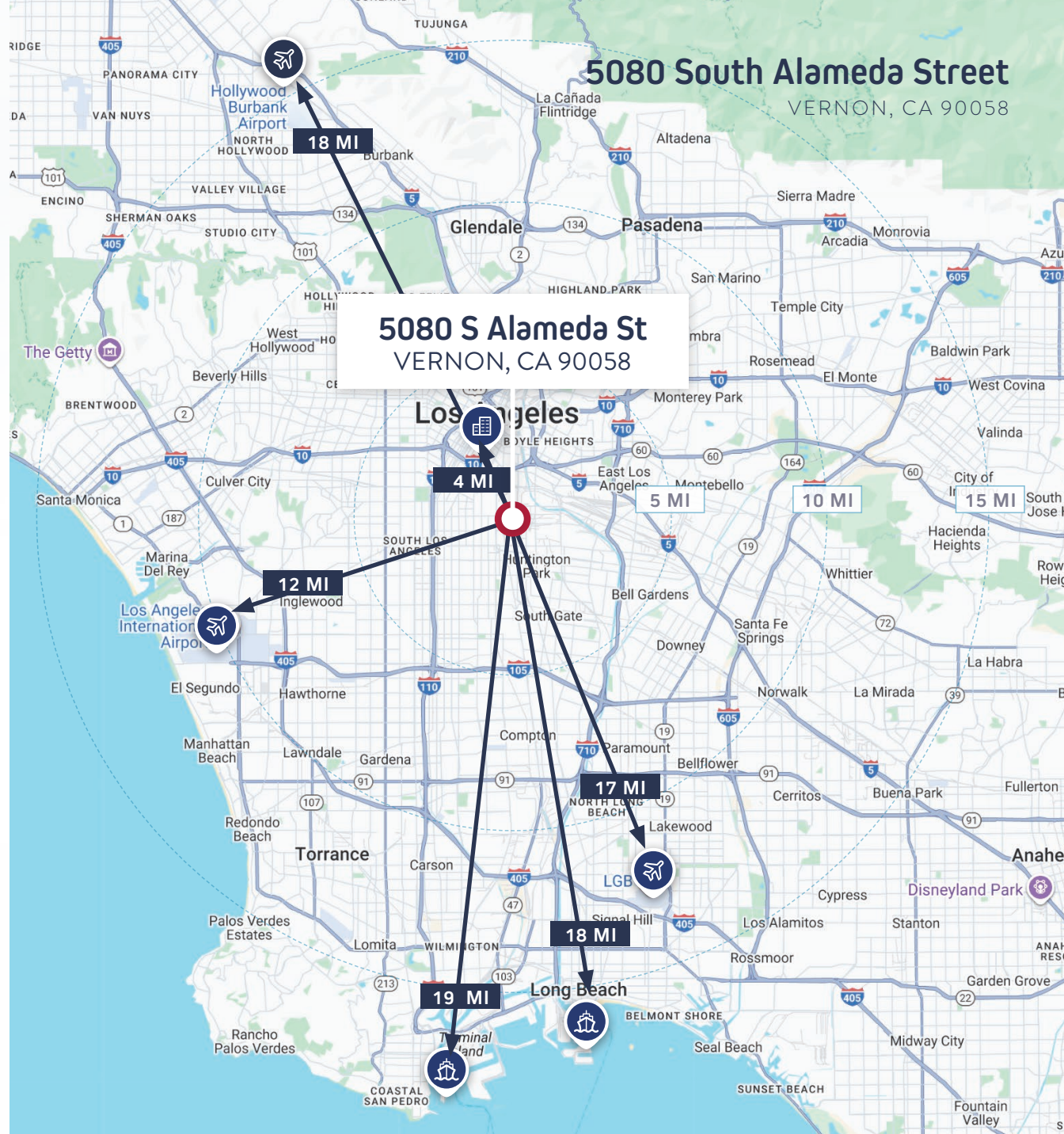
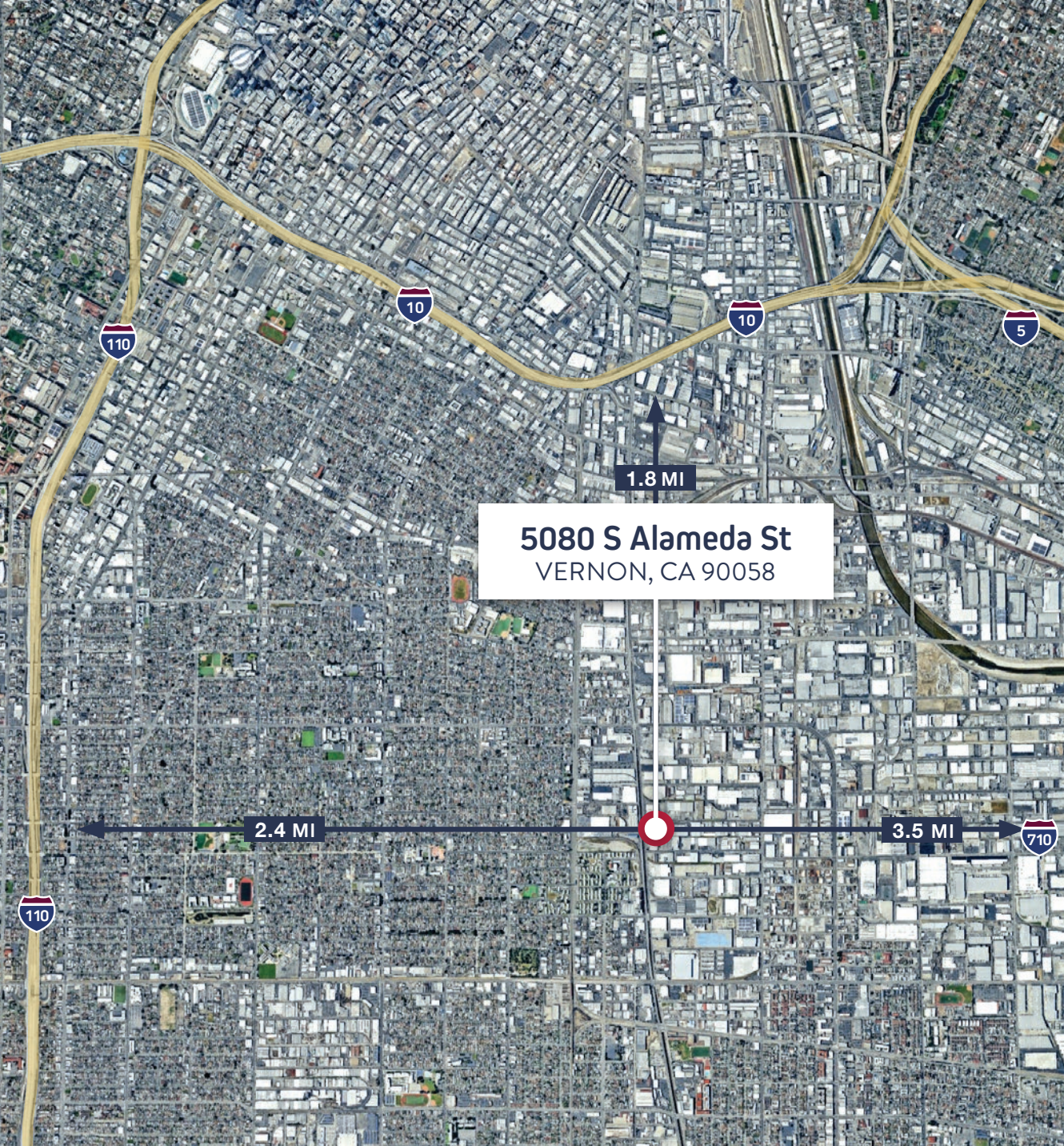
FIRST FLOOR



SECOND FLOOR

|                            |                    |
|----------------------------|--------------------|
| TOTAL OFFICE               | ± 12,136 SF        |
| WAREHOUSE                  | ± 34,778 SF        |
| <b>TOTAL BUILDING SIZE</b> | <b>± 46,914 SF</b> |





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



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