

4337 DOWNEY RD

VERNON, CA 90058 • 5,249 SF • WAREHOUSE



INVESTMENT HIGHLIGHTS

- Value-Add Investment or Owner-User Opportunity Ideal for a variety of uses
- 5,249 SF Warehouse situated on 0.48 acres
- Prime infill location in the City of Vernon
- Aprox. 25% floor-to-area ratio
- Significant excess land ideal for outdoor storage and container parking
- Immediate access to the I-110, I-710, I-5, and SR-60 freeways
- Ample Power
- Fully fenced and secured yard area

THE OFFERING

Purchase Price

\$1,600,000

Price Per SF

\$304

Rentable Square Feet	5,249
Lot Size (Acres)	0.48
Lot Size (SF)	21,126
Price/Land SF	\$75
Power	200a/240v, 3p
Year Built	1955
Parking Spaces	62
Clear Height	14'
Loading	(4) Ground Level Doors
Construction Type	Masonry
Zoning	VEM&MS1*

EXCLUSIVELY LISTED BY:

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