



Property Name: Bandini Distribution Center
Address: 4170 Bandini Blvd, Vernon, CA 90058
Cross Streets: S Bonnie Beach Pl/Bandini Blvd

Front Unit w/ Excellent Exposure on Bandini Blvd
 9 Dock High Spots + 1 Ground Level Door
 24' Clearance, Calculated Fire Sprinklers, 115' Truck Court
 800 Amp, 480 Volt, 3-Phase Power
 2,400 SF of Well-Appointed Offices
 Quick & Easy Access to (710) & (5) Freeways

Lease Rate/Mo: \$75,000
Lease Rate/SF: \$1.25
Lease Type: Industrial Gross
Available SF: 60,000 SF
Minimum SF: 60,000 SF
Prop Lot Size: POL
Term: 3-5 Yrs w/ Annual Adjustment
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Paved
Zoning: M

Sprinklered: Yes
Clear Height: 24'
GL Doors/Dim: 1 / via ramp
DH Doors/Dim: 9
A: 800 V: 277/480 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1970
Whse HVAC: No
Parking Spaces: 30 / **Ratio:** 0.5:1/
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 2,400 SF / 7
Restrooms: 3
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 09/01/2026
Vacant: No
To Show: Call broker
Market/Submarket: Commerce/Vernon
APN#: 6304-003-001

Listing Company: Reavis Realty
Agents: [Eric Reavis 213-709-6760](mailto:eric@reavisrealty.com)

Listing #: 44031242

Listing Date: 12/17/2025

FTCF: CB250N000S000/OAA

Notes: Major project upgrade complete w/ new exterior paint, new enhanced exterior lighting & new asphalt overlay. Tenant responsible for increases over Base Year CAM and Vernon Parcel Tax (if applicable). Parking is estimated & partially tandem. For quickest response, call or text mobile (213) 709-6760. Email eric@reavisrealty.com.



60,000 SF | 4170 BANDINI BLVD., VERNON 90058

UNIT LAYOUT

PHOTOS

