

4615

ALCOA AVENUE

UNIT A

VERNON • CA 90058

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

MAJOR PRICE REDUCTION!

Lease Rate: \$100,671.00 (\$0.69/PSF) GRS



FOR LEASE

±145,900 SF INDUSTRIAL UNIT

DOUG CLINE

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LIC NO 00946253

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Lee & Associates | Downtown Los Angeles

CORP ID 02174865

Lee & Associates | Commerce

CORP ID 01125429

1201 N Main St

Los Angeles, CA 90012

5675 Telegraph Rd Ste. 300

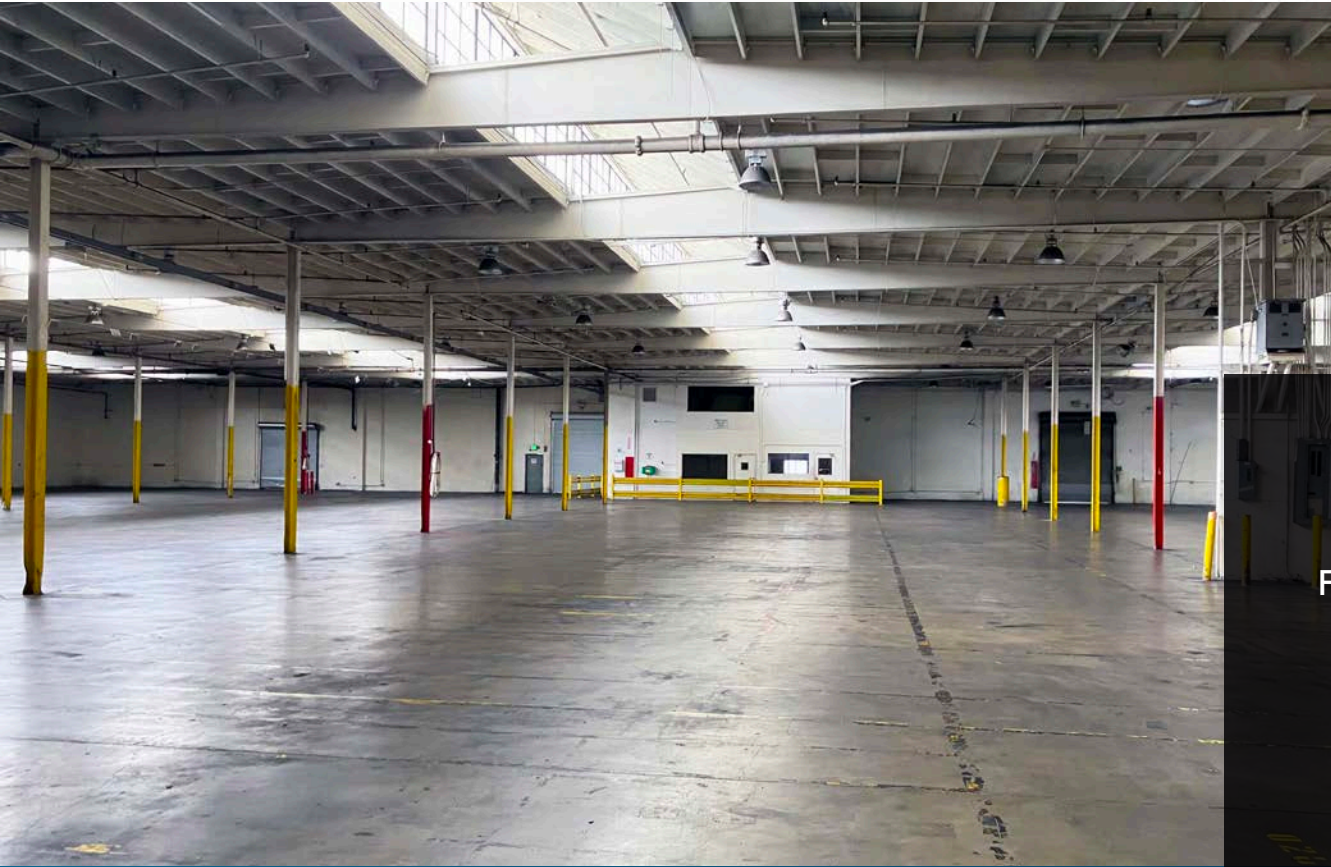
Los Angeles, CA 90012

LEE-ASSOCIATES.COM/DOWNTOWNLA | TEAM-CLINE.COM

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PROPERTY HIGHLIGHTS



Fantastic Dock
High Loading



Large Yard for Truck
& Trailer Storage



Adjacent ±49,470
SF Also Available



Central Vernon
Location

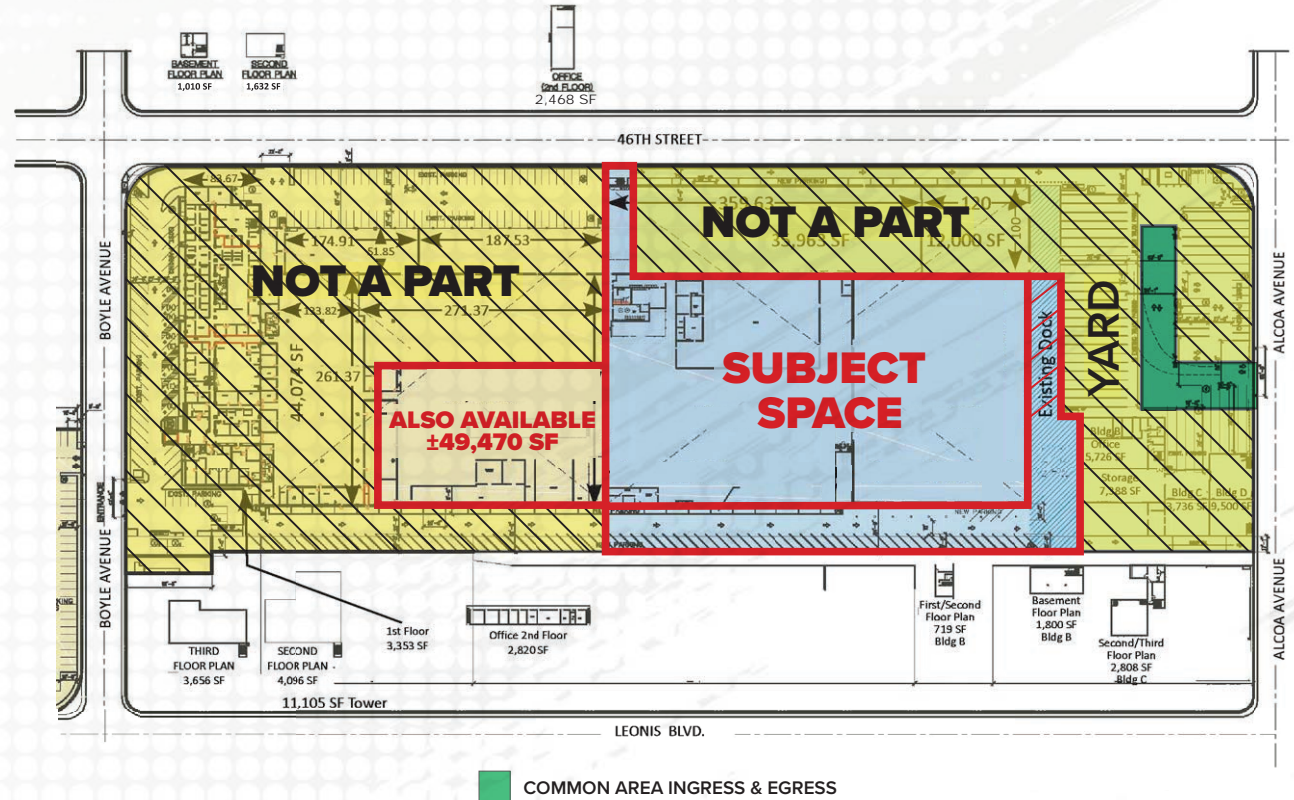
4615 Alcoa Ave, Unit A, Vernon, CA offers 145,900 SF of manufacturing or warehouse space in a central Vernon location. This sprinklered brick facility features 16 dock-high doors, 16' clear height, large fenced/paved yard, and 65 parking spaces, with an additional 49,470 SF potentially available. The property is vacant and ready for occupancy, with lease terms acceptable to ownership.

LEASE RATE | **\$100,671.00 (\$0.69/PSF) GRS**

PROPERTY INFORMATION

PROPERTY SITE PLAN

Available SF	±145,900 SF
Prop Lot Size	POL
Office Size	±5,392 SF
APN	6303-020-010
Zoning	VEM
Year Built	1948
Construction Type	Brick
Yard	Fenced / Paved
Restrooms	4
Clear Height	16'
DH/GL Doors	16 DH / 1 GL
Sprinklered	Yes
Power	TBD
Term	Acceptable to Owner
Possession Date	Now
Vacant	Yes
Market/Submarket	Commerce / Vernon



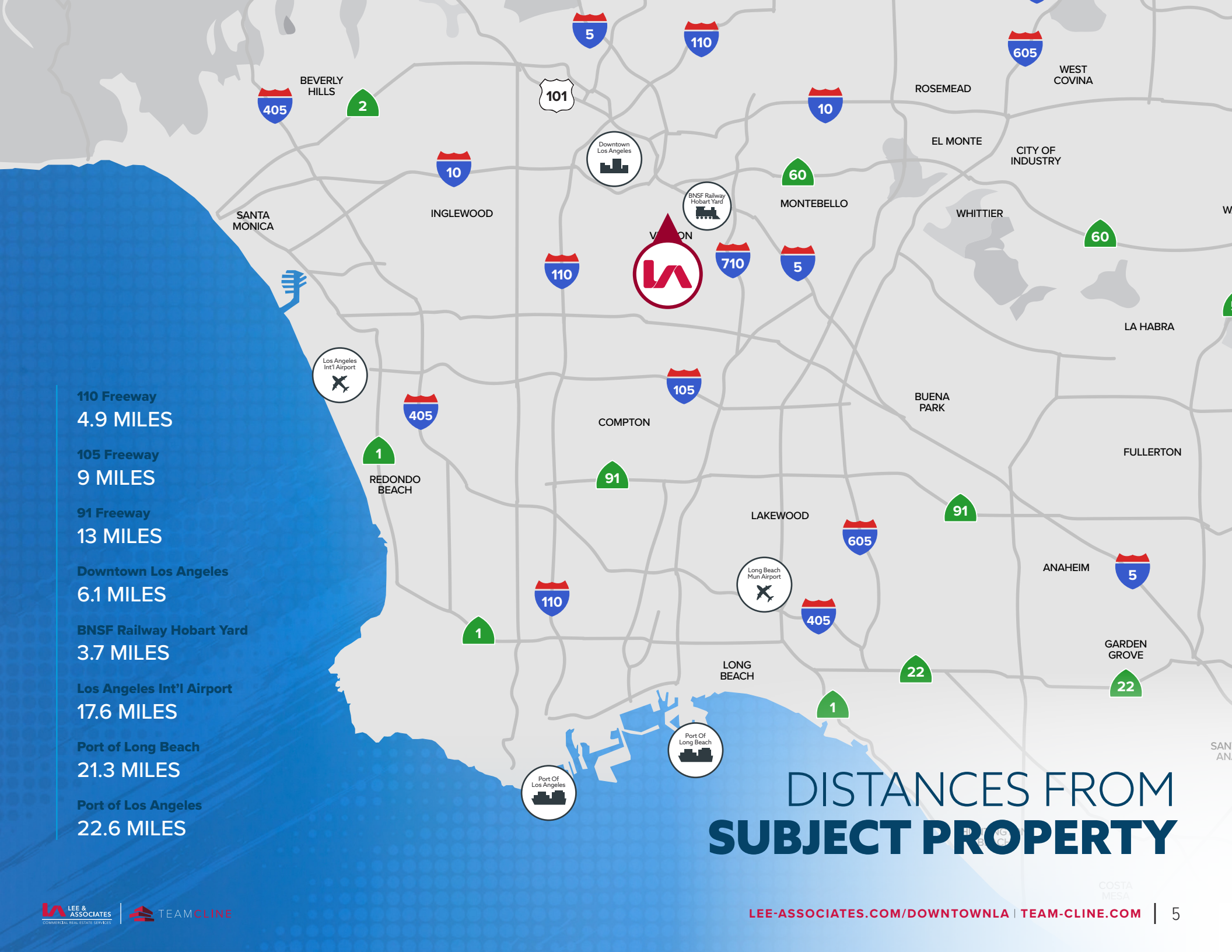
NOTE: Drawing not to scale. All measurements and sizes are approximate. Buyer/Lessee to verify.

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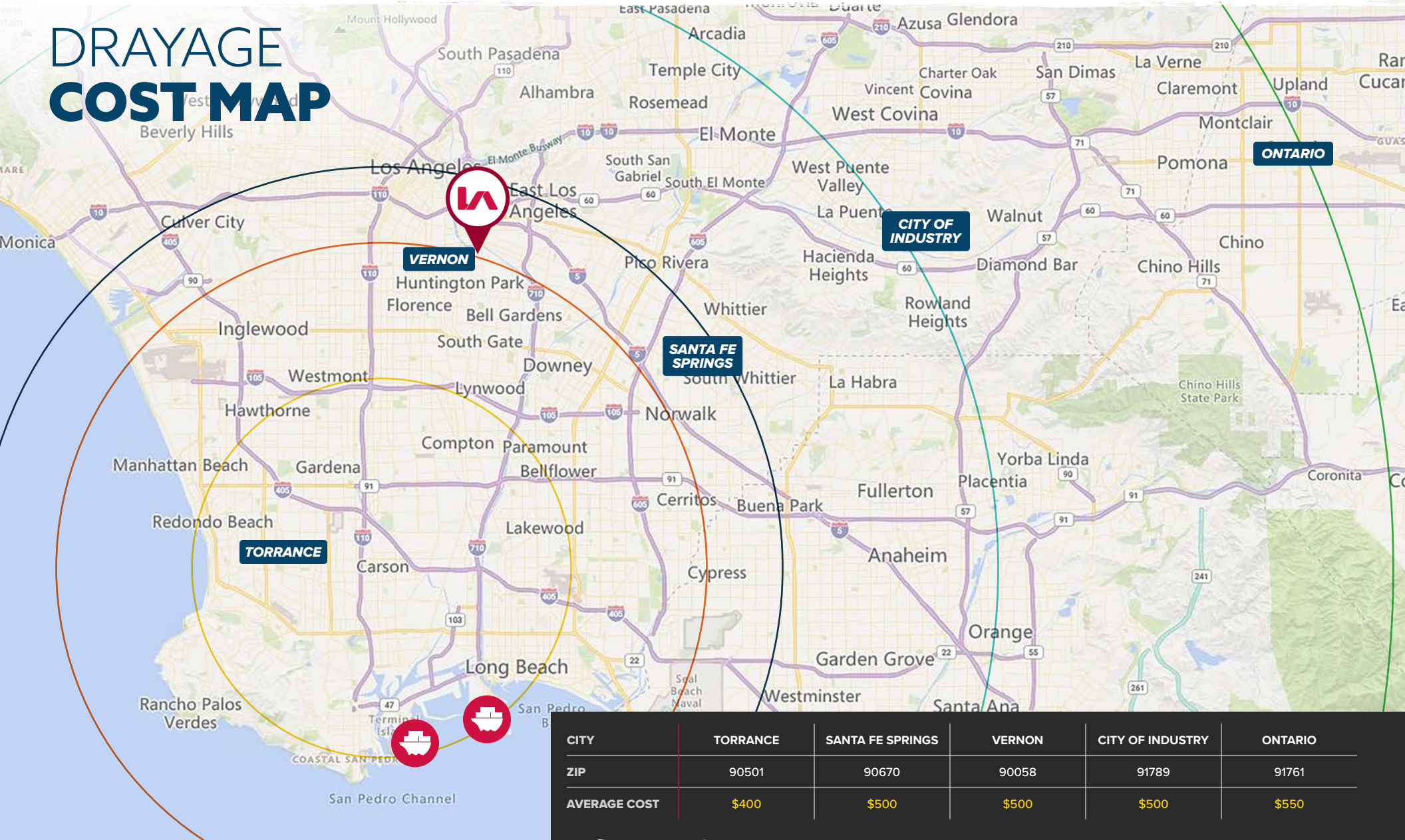
DISTANCES FROM SUBJECT PROPERTY

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DRAYAGE COST MAP



For More Information,
Please Contact ▶

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.