

Available SF 23,956 SF

Industrial For Lease

Building Size 50,166 SF



Address: 4601 E 50th St, Vernon, CA 90058

Cross Streets: E 50th St/Corona Ave

Ideal Garment or Other Manufacturing Facility
 Numerous Drop Cords & Fluorescent Lights
 *Heavy Power *Fenced Parking *Sprinklered
 Dock High & Ground Level Loading
 Abundant Restrooms
 Desirable Vernon Location

Lease Rate/Mo: \$21,321
Lease Rate/SF: \$0.89
Lease Type: Gross
Available SF: 23,956 SF
Minimum SF: 23,956 SF
Prop Lot Size: POL
Term: 3-5 Years W/ Periodic COLA's
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced/Paved
Zoning: M

Sprinklered: Yes
Clear Height: 13'
GL Doors/Dim: 3 / 12'x12', 12'x10', 11'x10'
DH Doors/Dim: 1 / 11'x14'
A: 1200 V: 120/208 O: 3 W: 4
Construction Type: MASONRY REINFORCED
Const Status/Year Blt: Existing / 1933R89
Whse HVAC: No
Parking Spaces: 20 / Ratio: 0.8:1/
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 2,900 SF / 7
Restrooms: 5
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 07/01/2026
Vacant: No
To Show: Call broker
Market/Submarket: Commerce/Vernon
APN#: 6304-017-011

Listing Company: Dorin Realty Company
Agents: [Mark Whitman 213-627-0007](mailto:MarkWhitman@DorinRealty.com)

Listing #: 44893509

Listing Date: 05/15/2026

FTCF: CB250N000S000/A0AA

Notes: Lease Terms: 3-5 Years. Truckwell: Yes. Roof: STB, WDB. GL dim.12'x12', 12'x10', 11'x10'. Lighting: Fluor. New A/C in offices. Parking Spaces: 20. All details must be verified.



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