

FOR LEASE

±69,540 SF

INDUSTRIAL BUILDING
Excellent Distribution Facility

E SLAUSON AVENUE

S DOWNEY RD

5899
S DOWNEY RD
VERNON • CA 90058

 LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Excellent Distribution Facility



26' Clear Height



6 DH Doors



2 GL Doors (12' x 14')



Ample Parking



**Corner Location with
Major Street Frontage**



Central Vernon Location

PRICING SUMMARY

ASKING
LEASE RATE

**\$73,017 Per Month
(\$1.05 PSF Gross)**

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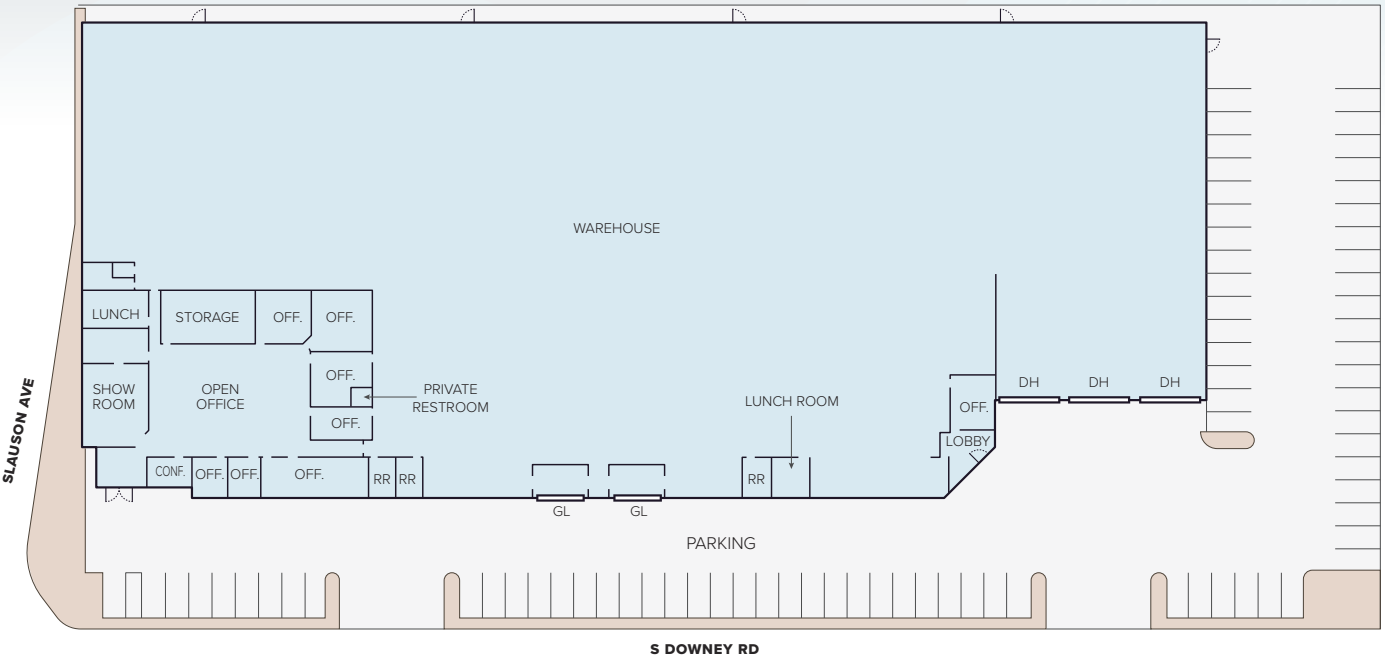


Lee & Associates - Los Angeles Central | CORP ID 01125429
5675 Telegraph Rd, Ste 300, Commerce, CA 90040

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SITE PLAN

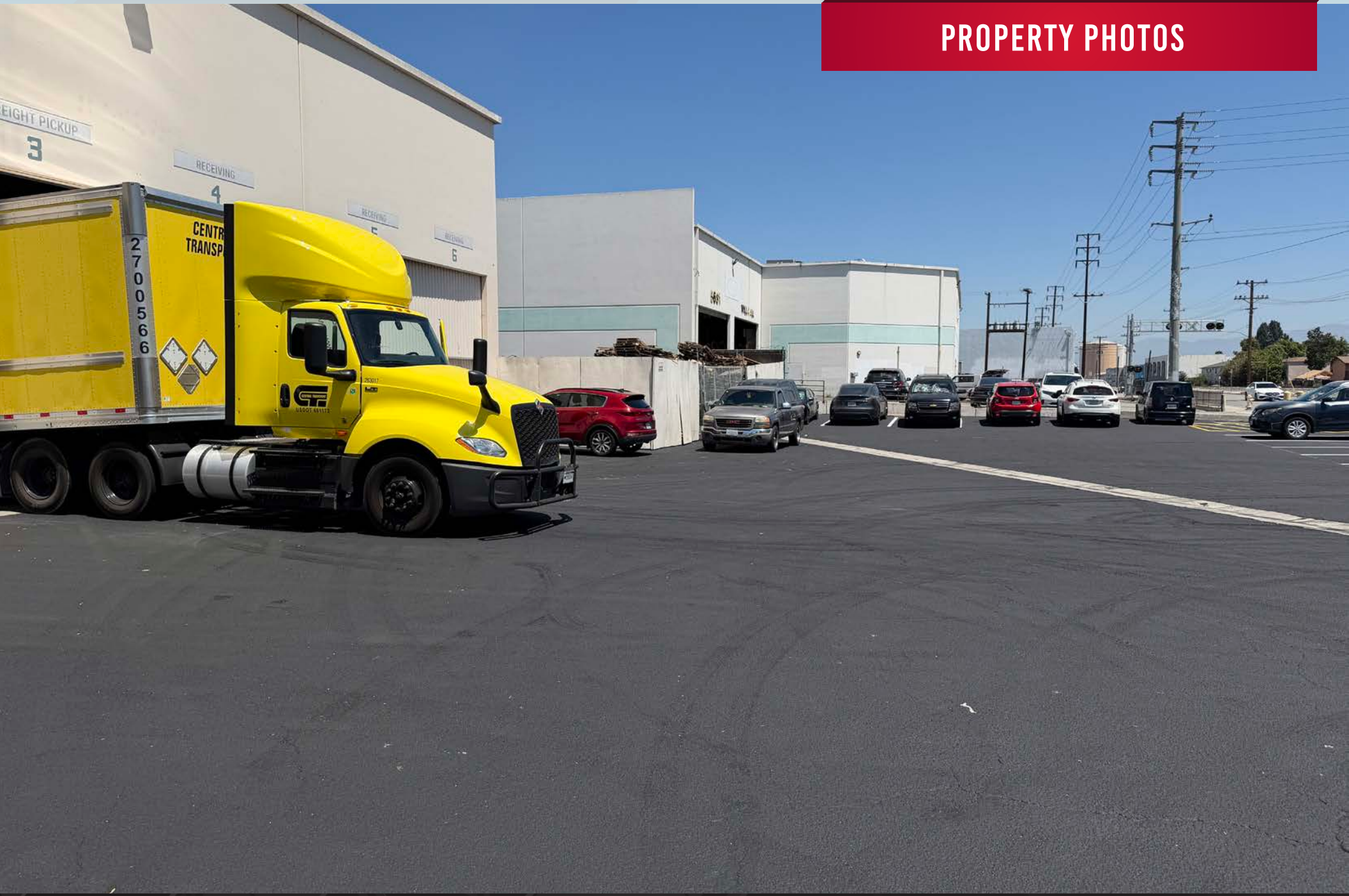
NOTE: Drawing not to scale. All measurements and sizes are approximate.

PROPERTY INFORMATION

Available SF	±69,540 SF
Prop Lot Size	±117,145 SF (±2.69 Acres)
Office Size	±8,190 SF
APN	6310-004-014
Zoning	VEM
Year Built	1988
Construction Type	Tilt-wall
Yard	Fenced / Paved
Restrooms	4
Clear Height	26'
DH/GL Doors	6 DH / 2 GL
Sprinklered	Yes
Power	A, 800, V: 277/480, O: 3, W: 4
Term	Acceptable to Owner
Possession Date	09/01/26
Vacant	No
Market/Submarket	Commerce / Vernon

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PROPERTY PHOTOS



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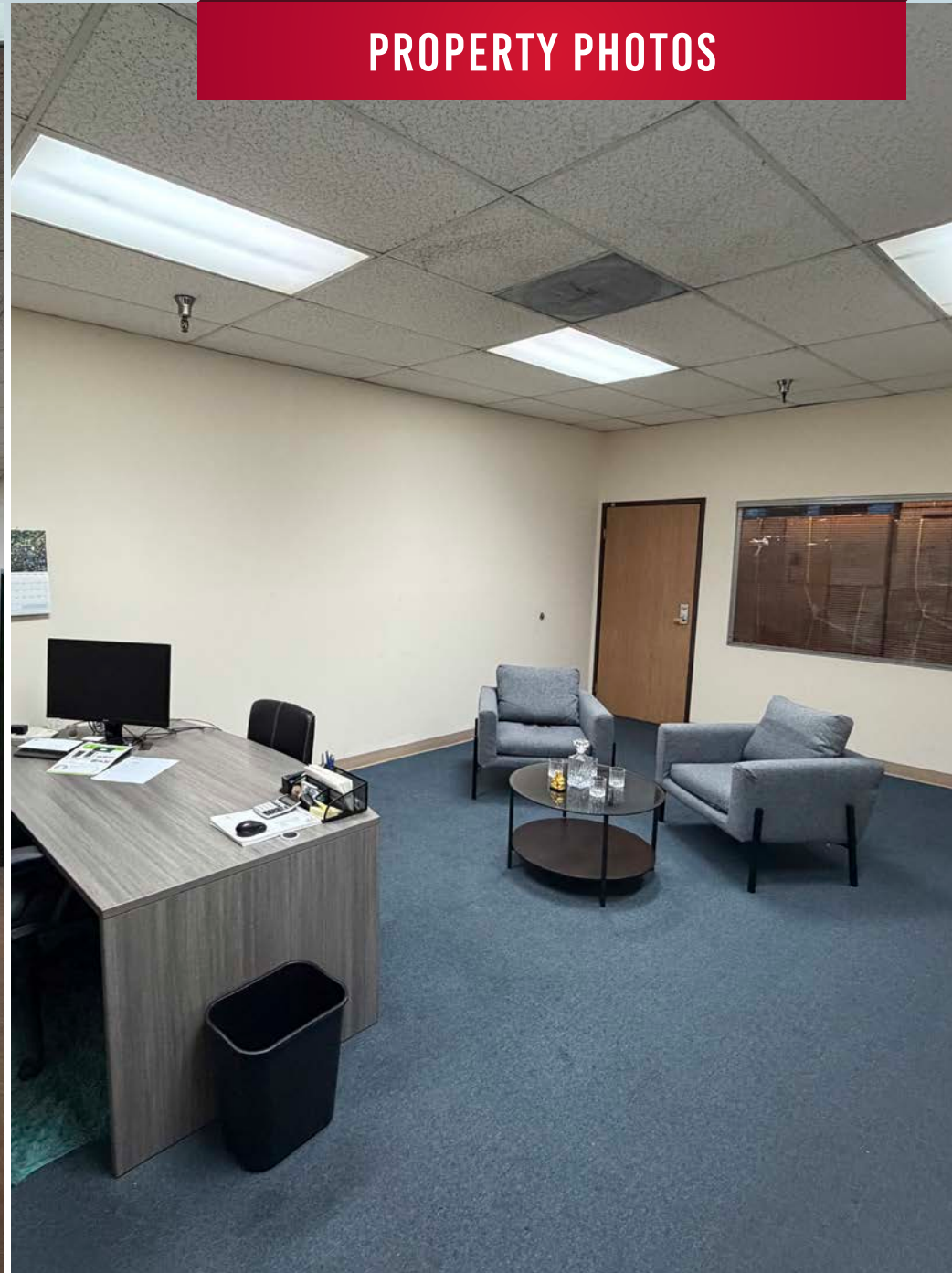
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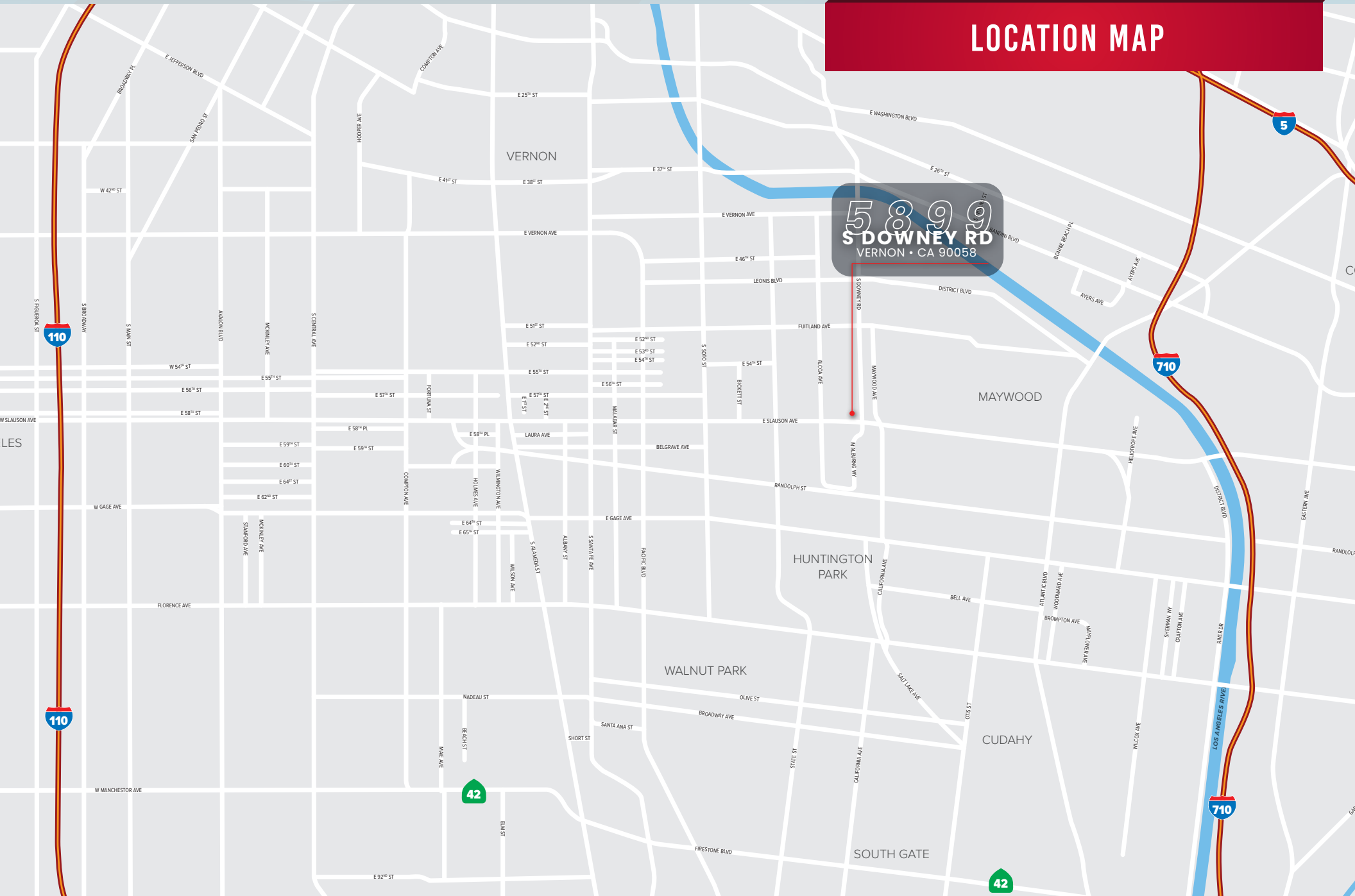
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LOCATION MAP



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AREA MAP





BNSF RAILWAY HOBART YARD:	4 MILES
110 FREEWAY:	5 MILES
DOWNTOWN LOS ANGELES:	6 MILES
105 FREEWAY:	9 MILES
91 FREEWAY:	13 MILES
LAX:	18 MILES
PORT OF LONG BEACH:	22 MILES

LA BASIN Industrial Market Update & Drayage Rates

CENTRAL LOS ANGELES

Base: 246,929,410 SF
Overall Vacancy Rate: 6.2%
Overall Availability Rate: 7.3%
Direct Asking Rate: \$1.27 PSF
Overall Asking Rate: \$1.27 PSF
Average Asking Sale Price/SF: \$300.00

SAN GABRIEL VALLEY

Base: 178,244,545 SF
Overall Vacancy Rate: 5.4%
Overall Availability Rate: 6.5%
Direct Asking Rate: \$1.41 PSF
Overall Asking Rate: \$1.37 PSF
Average Asking Sale Price/SF: \$301.00

Rancho Cucamonga

\$682

Fontana

\$713

Rialto

\$728

SAN BERNARDINO COUNTY

San Bernardino

\$774

Bloomington

\$727

Ontario

\$640

INLAND EMPIRE WEST

Base: 373,762,044 SF
Overall Vacancy Rate: 8.0%
Overall Availability Rate: 11.6%
Direct Asking Rate: \$1.06 PSF
Overall Asking Rate: \$1.05 PSF
Average Asking Sale Price/SF: \$285.00

Riverside

\$722

Moreno Valley

\$812

INLAND EMPIRE EAST

Base: 321,891,249 SF
Overall Vacancy Rate: 9.4%
Overall Availability Rate: 12.3%
Direct Asking Rate: \$0.92 PSF
Overall Asking Rate: \$0.90 PSF
Average Asking Sale Price/SF: \$244.00

SOUTH BAY

Base: 196,246,473 SF
Overall Vacancy Rate: 7.2%
Overall Availability Rate: 8.3%
Direct Asking Rate: \$1.47 PSF
Overall Asking Rate: \$1.44 PSF
Average Asking Sale Price/SF: \$320.00

MID COUNTIES

Base: 115,189,350 SF
Overall Vacancy Rate: 7.5%
Overall Availability Rate: 11.4%
Direct Asking Rate: \$1.31 PSF
Overall Asking Rate: \$1.23 PSF
Average Asking Sale Price/SF: \$303.00

Gardena

\$447

Carson

\$421

Santa Fe Springs

\$527

La Mirada

\$503

ORANGE COUNTY

Base: 235,278,987 SF
Overall Vacancy Rate: 6.9%
Overall Availability Rate: 9.0%
Direct Asking Rate: \$1.45 PSF
Overall Asking Rate: \$1.38 PSF
Average Asking Sale Price/SF: \$340.00

Irvine

\$573

ORANGE COUNTY

20 Miles

30 Miles

40 Miles

50 Miles

60 Miles

70 Miles

80 Miles

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For more information call:

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