



73,985 SF AVAILABLE FOR LEASE

PRIME VERNON DISTRIBUTION FACILITY

4270 – 4280 S MAYWOOD AVENUE, VERNON, CA 90058



**REALTY
ADVISORY
GROUP, INC.**

ANTHONY DEDEAUX, Senior Director
(213) 892-8881 x208 | AnthonyD@RAGInc.com
ID: 01862522

JIM ABBOTT, JR., Senior Director
(213) 892-8881 x228 | JWAbbott@RAGInc.com
ID: 01870203

THE BUILDING

4270 - 4280 S Maywood | Vernon, CA 90058



PROPERTY DETAILS

BUILDING SIZE	32,240 - 73,985 SF Available
LOT SIZE	255,528 SF or 5.87 Acres
OFFICE	~2,000 SF
DH / GL DOORS	17 / 1 (Ramp)
CLEAR HEIGHT	24'
YEAR BUILT	1964
CONSTRUCTION TYPE	CTU Construction
POWER	475 Amps; 110-240V, 3P & 4W
SPRINKLERS	Yes
CONVENIENT FREEWAY ACCESS	5, 10, 60 & 710





WAREHOUSE DISTRIBUTION FACILITY

- Concrete Tilt-Up Construction
- 24' Clear Height
- 17 Dock High, 1 Ground Level Ramp & 5 Rail Doors
- Large, Fenced, & Secured Yard
- Convenient LA/LB Port Access
- Convenient Access to Several Freeways, including the 5, 10, 60, 101, & 710 Freeway

BUILDING PHOTOS

4270 - 4280 S Maywood | Vernon, CA 90058



LOCATION

4270 - 4280 S Maywood | Vernon, CA 90058



22.6 Miles
to LAX -
Airport

23.3 Miles
to Port of
Los Angeles

22.1 Miles
to Port of
Long Beach

Convenient Access
to Freeways
5, 10, 60, & 710 FWYs



**REALTY
ADVISORY
GROUP, INC.**

LEASE CONTACTS

ANTHONY DEDEAUX, Senior Director
(213) 892-8881 x208
AnthonyD@RAGInc.com
ID: 01862522

JIM ABBOTT, JR., Senior Director
(213) 892-8881 x228
JWAbbott@RAGInc.com
ID: 01870203

Realty Advisory Group, Inc. ("RAGI") Broker Corporate ID #01301202 - All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property or its present condition and physical characteristics. All parties viewing this information should hire their own advisors to conduct a careful, independent investigation of the property and verify all information. RAGI makes no guarantee, warranty or representation regarding the information's accuracy, and the information is submitted subject to the possibility of errors, omissions or withdrawal without notice. Any reliance on this information is solely at your own risk.