

FOR LEASE

2991 E 46TH ST

VERNON, CA 90058



2991 E 46th St is a high image, freestanding building located in Central Vernon. Built in 2001, it has 2-story executive offices and a fully secured, gated concrete yard.

BUILDING SIZE	24,070 SF
GROUND LEVEL DOORS	One (1)
DOCK HIGH DOORS	Four (4)
CLEAR HEIGHT	28'
SPRINKLERS	Calculated sprinkler system .37/2024
LEASE RATE	\$1.45 PSF gross or \$34,900 per month
TERM	3 - 10 years
PROPERTY TAX	\$79,115
TAX YEAR	2025
POSSESSION	90 days

24,070

BUILDING SF

\$34,900

LEASE RATE (PER MONTH)

28'

CLEAR HEIGHT

NICK ARNST

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LIC N°01927768

LINDSAY PARK

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km Kidder Mathews

FIRST FLOOR PLAN

24,070 SF

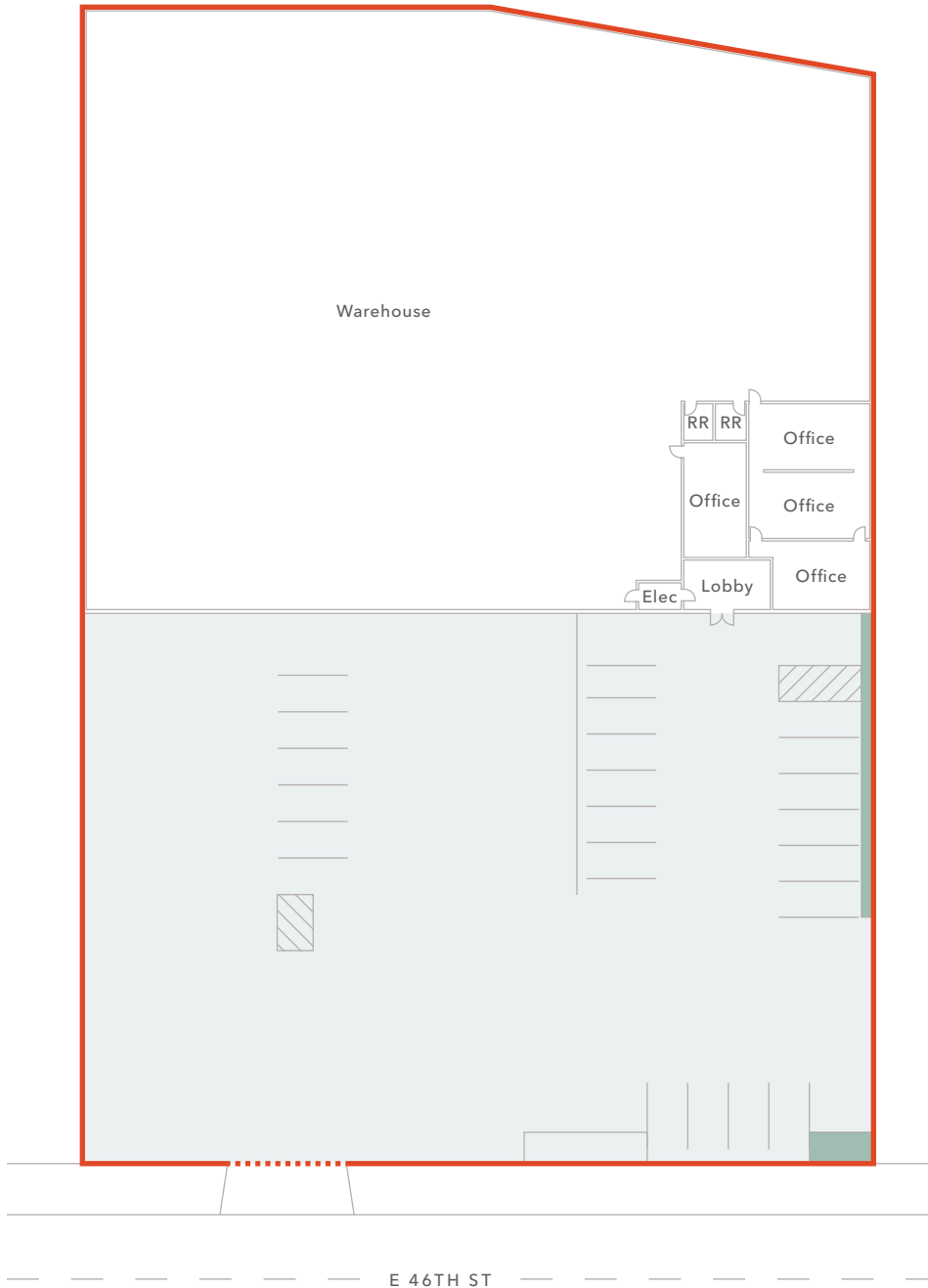
BUILDING SIZE

\$34,900

LEASE RATE (PER MONTH)

28'

CLEAR HEIGHT



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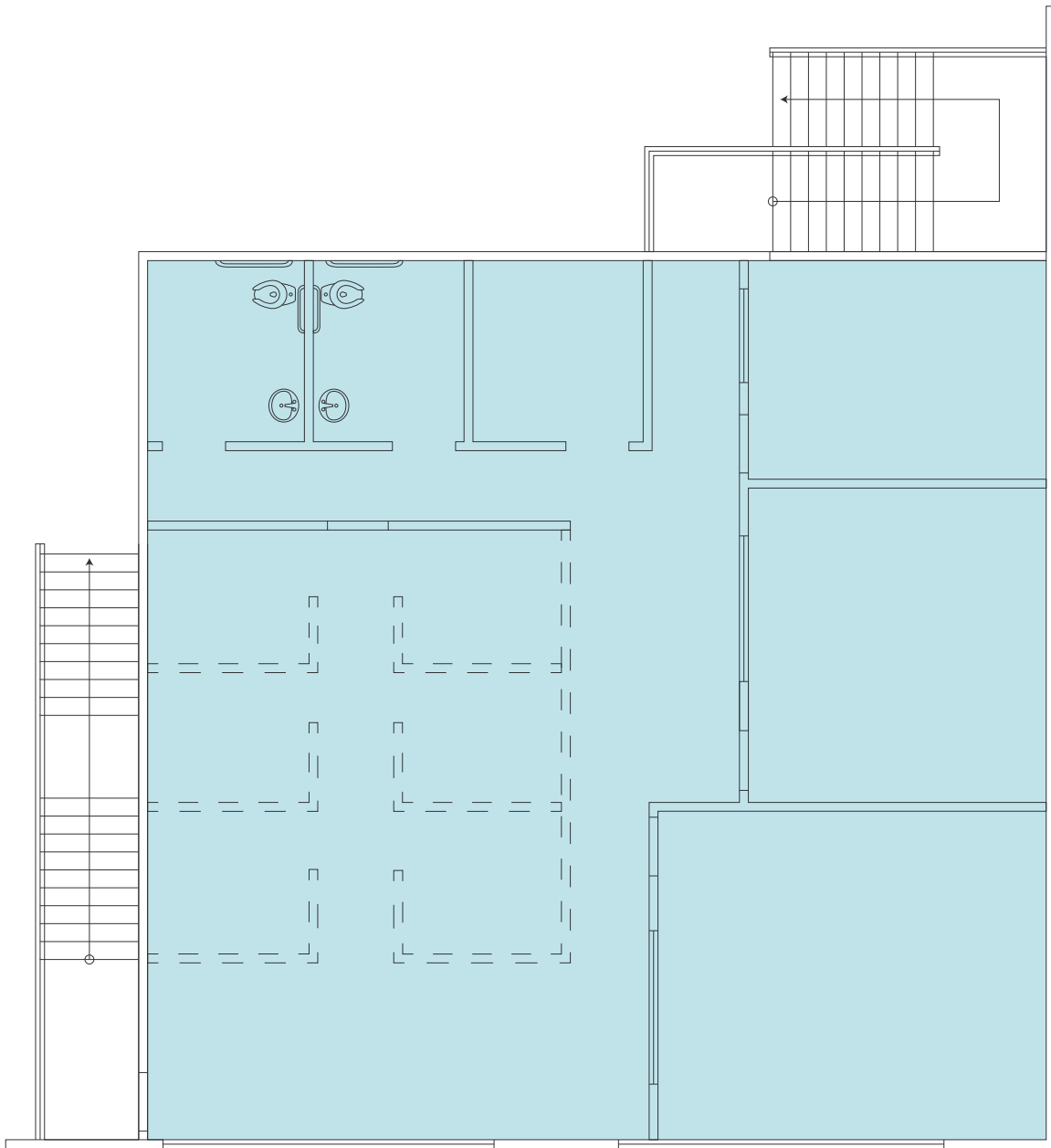
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SECOND FLOOR OFFICE PLAN



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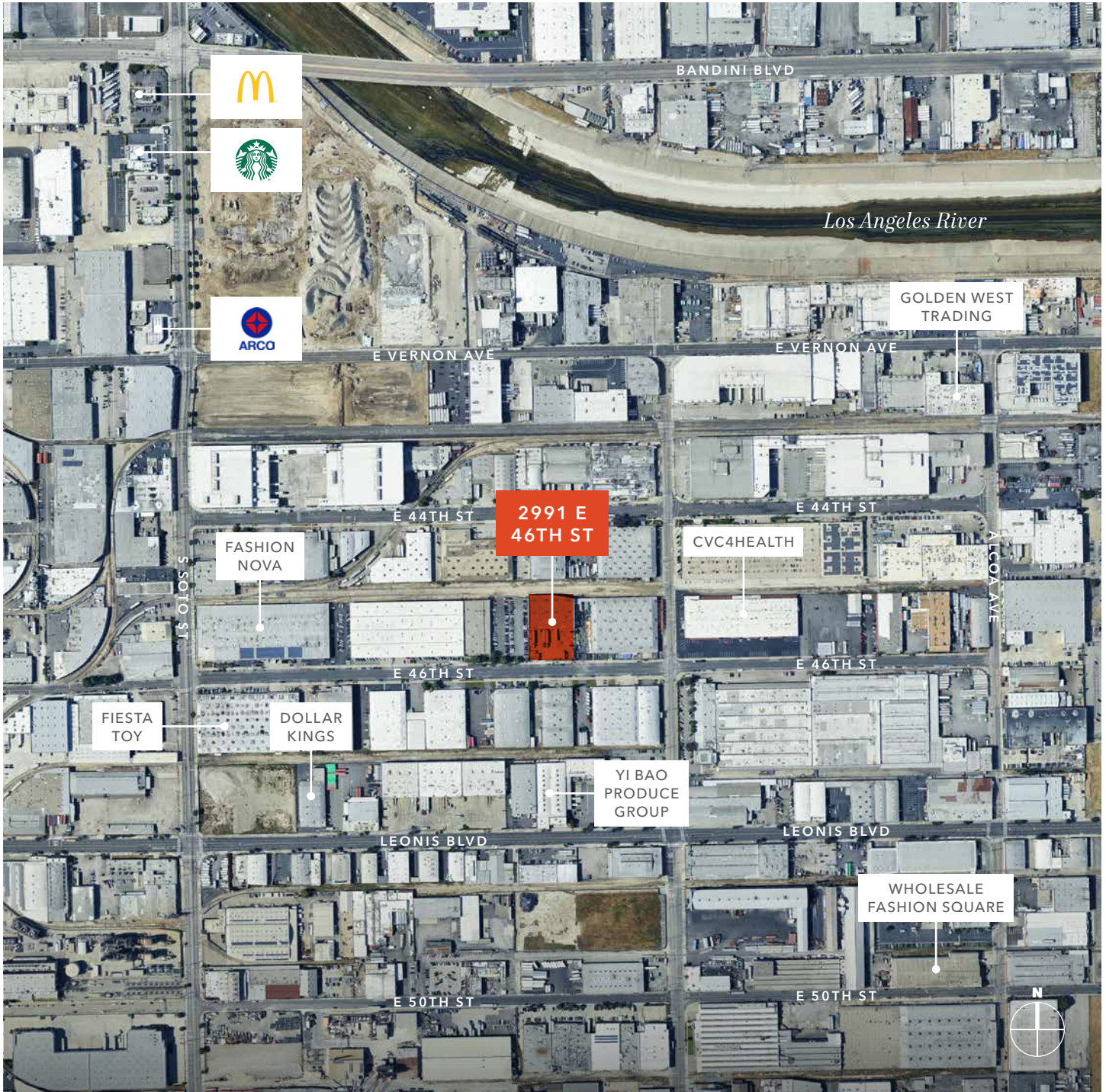
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