

4170

BANDINI BLVD.

Vernon, CA 90058



REAVIS REALTY
INDUSTRIAL REAL ESTATE

FOR LEASE

60,000 SF

9 DOCK HIGH SPOTS

24' CLEAR

BANDINI

DISTRIBUTION CENTER
VERNON, CA



MAJOR PROJECT UPGRADE COMPLETE

Newly Painted Exterior | New Enhanced Exterior Lighting | New Asphalt Overlay

ERIC REAVIS, SIOR

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01

Building Highlights



60,000 SF
AVAILABLE SF



9 DOCK HIGH SPOTS
W/ LOAD LEVELERS



24' CLEARANCE



GROUND LEVEL
ACCESS VIA RAMP



.33/3000
CALCULATED FIRE SPRINKLERS



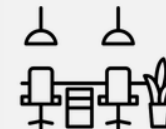
LED LIGHTING
W/ MOTION SENSORS



SKYLIGHTS



800 AMPS, 3-PHASE
ELECTRICAL SERVICE



2,400 SF
MODERN OFFICES



FRONT UNIT
W/ OUTSTANDING EXPOSURE

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02

Specs

UNIT SIZE	60,000 SF
LAND SIZE	POL
CONSTRUCTION	CONCRETE TILT-UP
ZONING	I VE
OFFICE SIZE	2,400 SF
DOCK HIGH POSITIONS	9
GROUND LEVEL DOORS	1 (VIA RAMP)
FIRE SPRINKLERS	YES - .33/3000
LIGHTING	LED WITH MOTION SENSORS
SKYLIGHTS	YES
FOIL INSULATION	YES
LEASE RATE	\$1.25 PSF IG
CAM	-0- (INCLUDED IN BASE RENT*)
*TENANT RESPONSIBLE FOR VERNON PARCEL TAX + INCREASES OVER BASE YEAR CAM	
OCCUPANCY	AUGUST 1, 2026



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03

Location Highlights

1/2 MILE TO **I-710 FREEWAY**

2 MILES TO **I-5 FREEWAY**

3 MILES TO **EAST LA FREEWAY INTERCHANGE**

5 MINUTES TO **ARTS DISTRICT RESTAURANTS & AMENITIES**

QUICK & EASY ACCESS TO **DTLA**

IDEAL LAST MILE LOCATION WITH POPULATION OF **1 MILLION WITHIN 5 MILES**

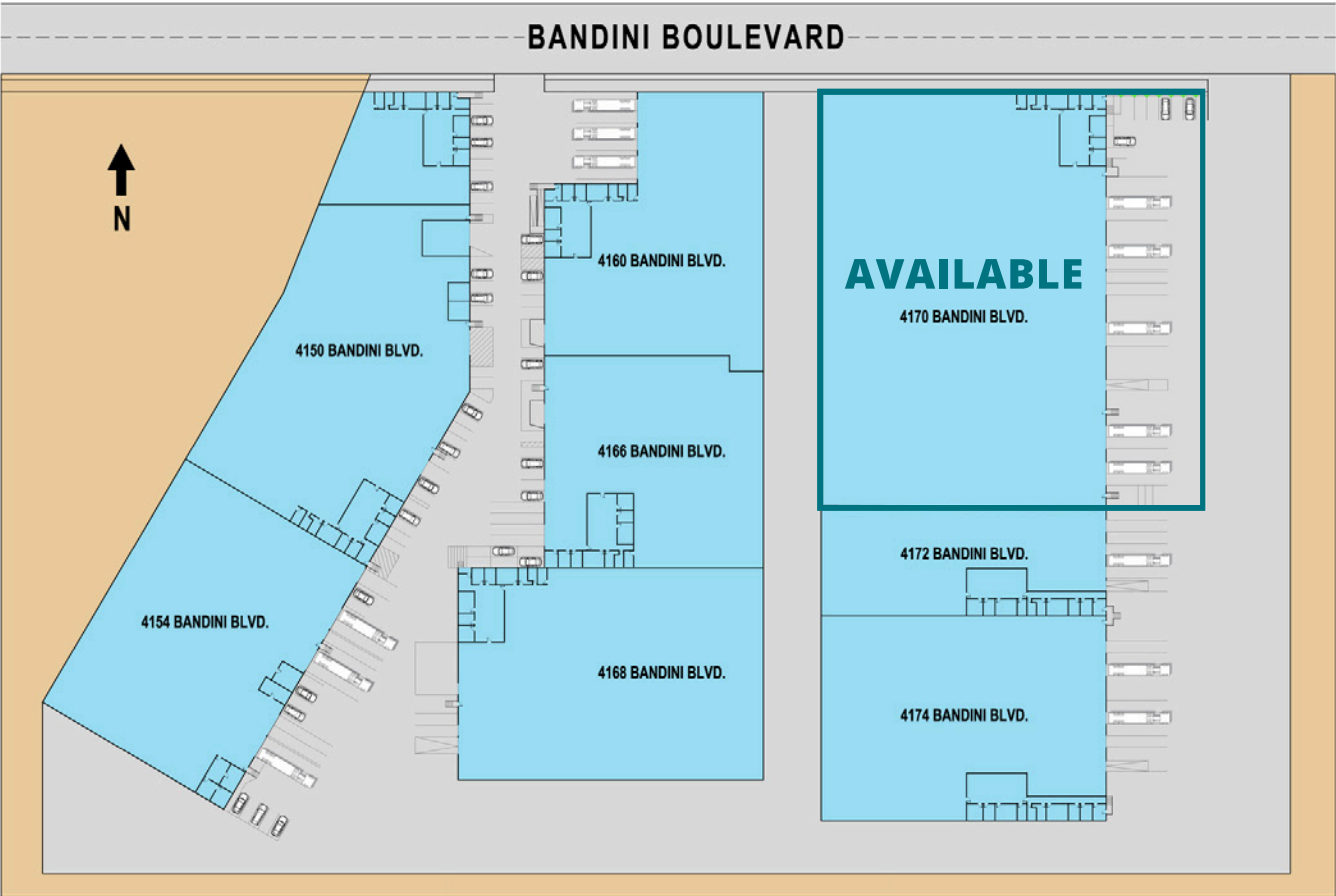


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04

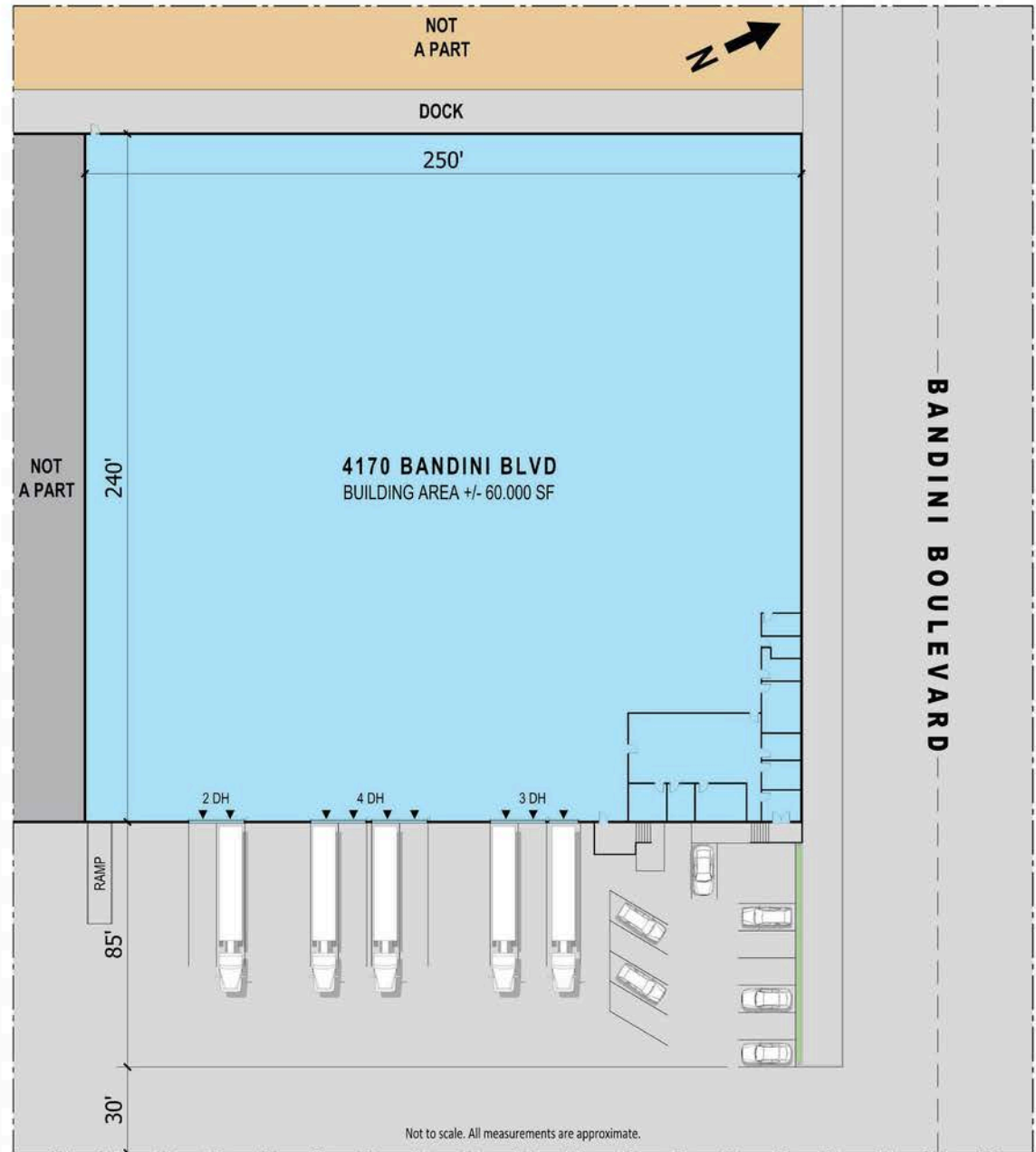
Property Site Plan



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05

Unit Floor Plan

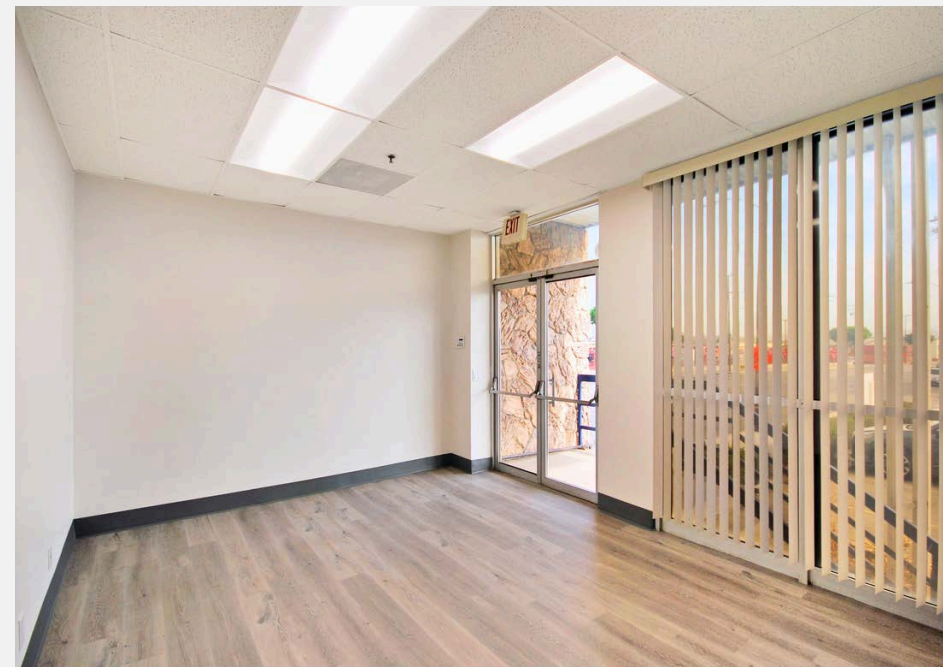
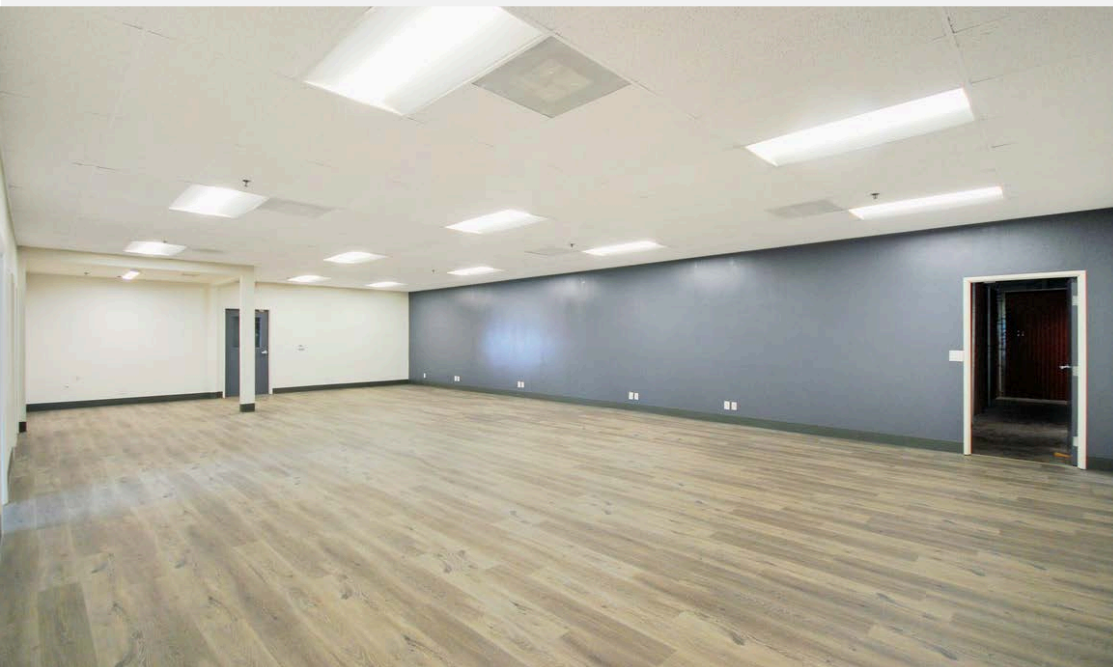


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06

Photos



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06

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