

LEASE RATE REDUCED

VERNON 2345 E. CALIFORNIA
52nd Street



± 50,232 SF BUILDING FOR LEASE

FOR MORE INFORMATION PLEASE CONTACT:

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 **DAUM**
COMMERCIAL REAL ESTATE SERVICES

WWW.THELAININDUSTRIAL.COM

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About the Property



Lease Rate:
\$1.20/SF/Month NNN



Op Ex : \$0.15/SF/Month
***Including Warehouse**
Parcel Tax*



Available Immediately



50,232 SF Available



7 Dock High Loading Doors



Amps: 1200 | Volts 480 | Phase: 3



Partial Fenced Yard

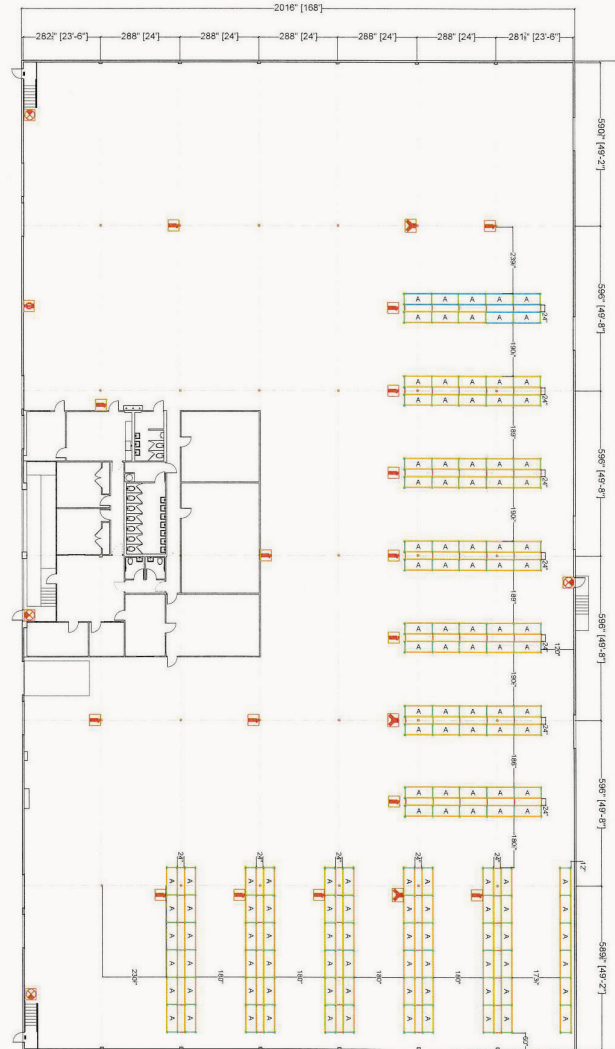


24' Clear Height



Calculated Sprinkler System

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*ALL MEASUREMENTS ARE APPROXIMATE AND ARE NOT TO SCALE.
MEASUREMENTS ARE INTERIOR MEASUREMENTS, FLOOR PLAN DOES
NOT SHOW ALL IMPROVEMENTS.

VERNON | CALIFORNIA

LOCATION



**EXCELLENT
ACCESS
TO MAJOR
FREEWAYS 110,
10, 5 AND 710**



**6.3 MILES FROM
DOWNTOWN
LOS ANGELES**



**LOS ANGELES
INTERNATIONAL AIRPORT
23 MIN | 13 MI**

**LONG BEACH (DAUGHERTY FIELD)
27 MIN | 15 MI**



**UNION STATION
12 MIN | 5.1 MI
SLAUSON STATION
2 MIN | 1.3 MI**



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DONMICH CORP.

2345 E. 52nd ST.

VERNON

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52nd Street

CALIFORNIA

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