

# 4700 S BOYLE AVENUE

UNIT E  
VERNON • CA 90058

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**TEAMCLINE**



## FOR LEASE

### ±49,470 SF INDUSTRIAL UNIT

**DOUG CLINE**

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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Lee & Associates | Downtown Los Angeles

CORP ID 02174865

Lee & Associates | Commerce

CORP ID 01125429

1201 N Main St

Los Angeles, CA 90012

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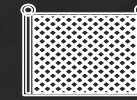
## PROPERTY HIGHLIGHTS



Central Vernon  
Location



Great for  
Manufacturing Or  
Warehouse



Fenced  
Yard



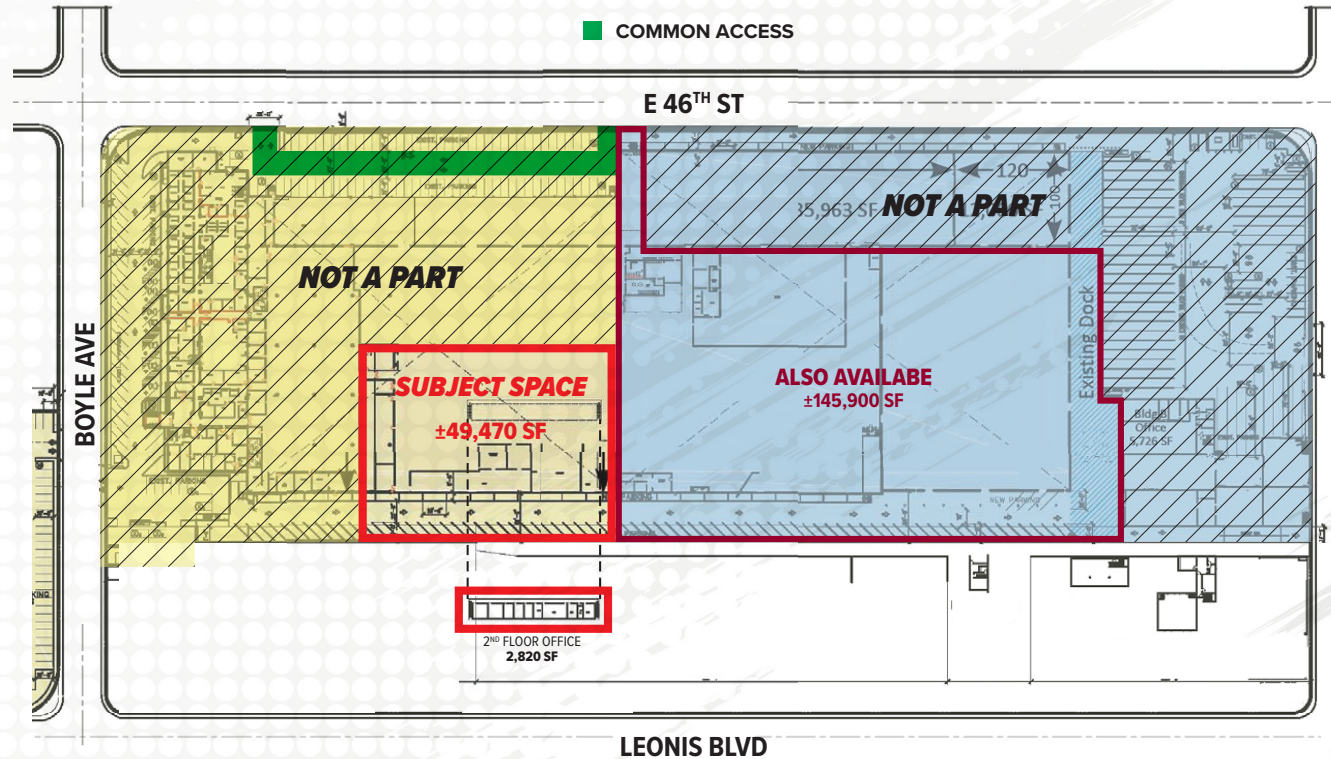
Can be Combined  
w/ Adjacent  
±145,900 SF

Located at 4700 S Boyle Ave, Unit E, Vernon, CA, this 49,470 SF industrial space features 16' clear height, heavy power, dock and ground-level loading, a sprinklered warehouse, and fenced yard. Ideal for manufacturing or warehouse use, the property also offers the option to combine with adjacent space for larger operations in a prime Vernon location.

# PROPERTY INFORMATION

Available SF	±49,470 SF
Prop Lot Size	POL
Office Size	±3,500 SF
APN	6303-020-010
Zoning	M
Year Built	1948
Construction Type	Tilt-Wall
Yard	Fenced
Restrooms	2
Clear Height	16'
DH/GL Doors	3 DH / 3 GL
Sprinklered	Yes
Power	A: 400 V: 240 Ø: 3 W: 4
Term	Acceptable to Owner
Possession Date	Now
Vacant	Yes
Market/Submarket	Commerce / Vernon

## PROPERTY SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate. Buyer/Lessee to verify.

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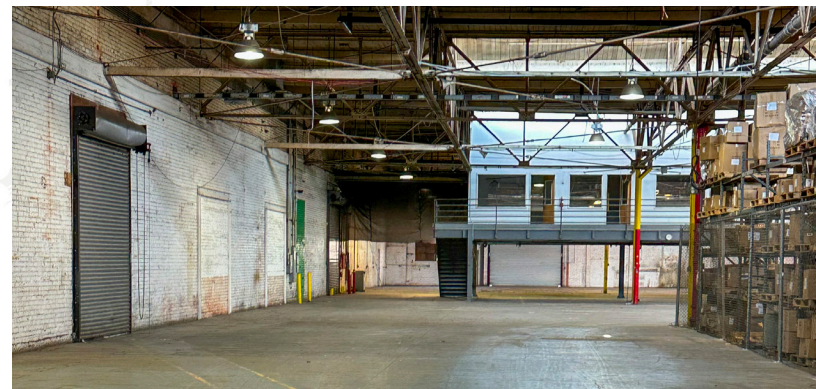
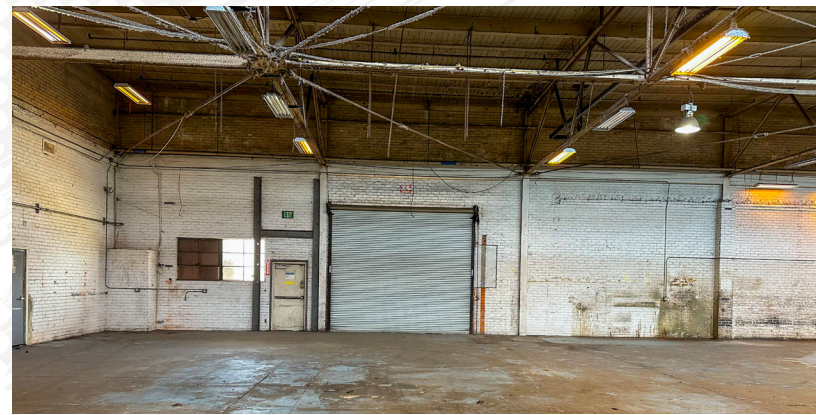
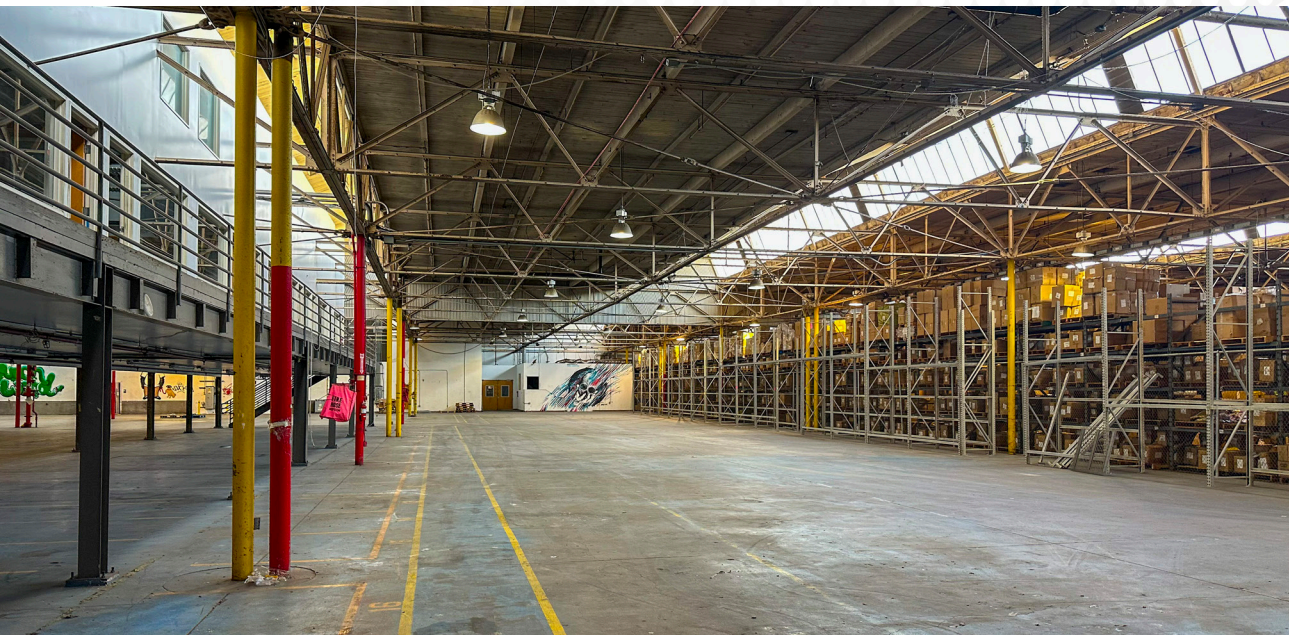
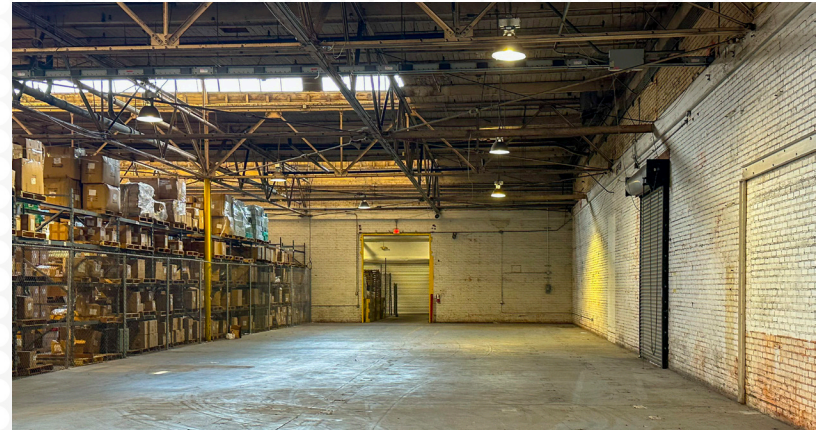
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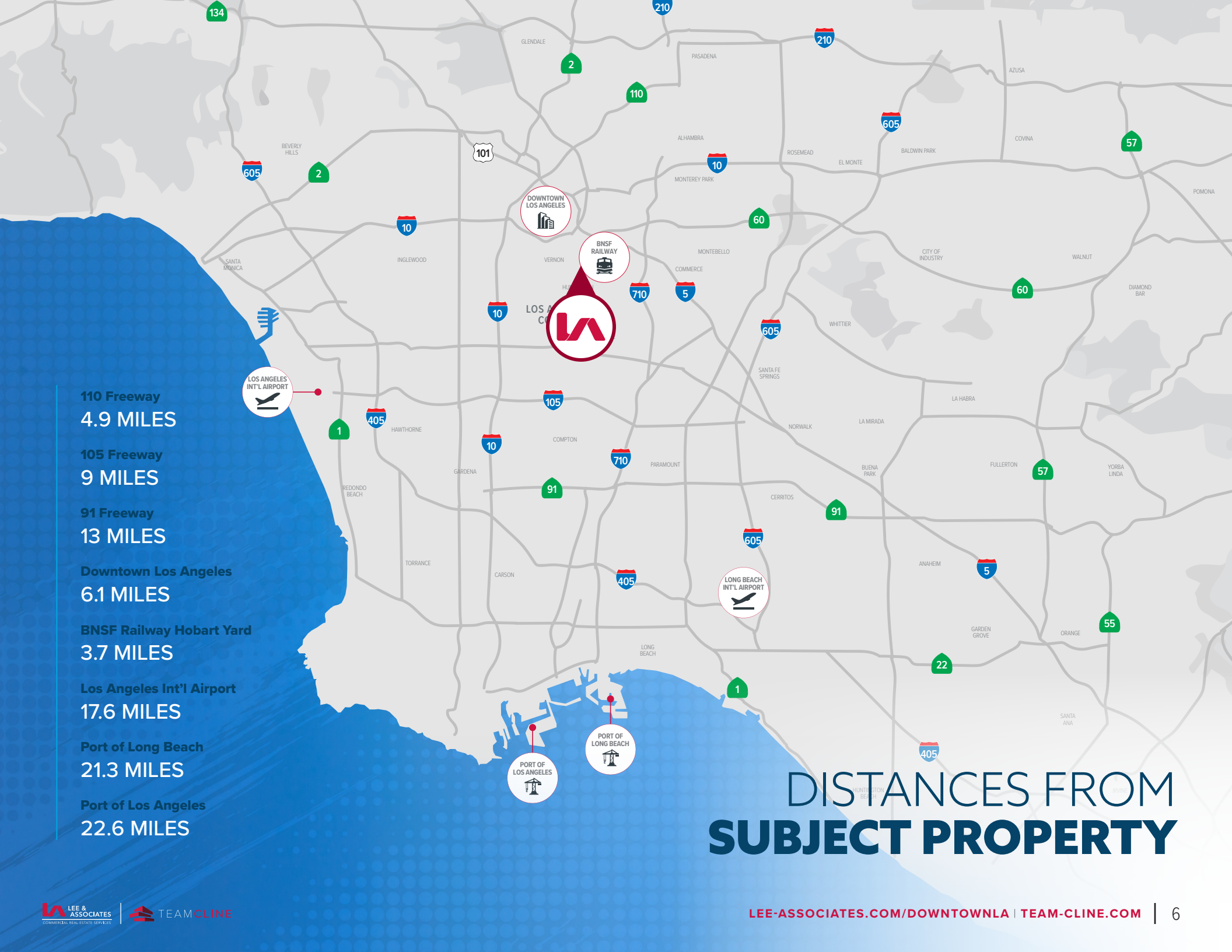


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**110 Freeway**  
**4.9 MILES**

**105 Freeway**  
**9 MILES**

**91 Freeway**  
**13 MILES**

**Downtown Los Angeles**  
**6.1 MILES**

**BNSF Railway Hobart Yard**  
**3.7 MILES**

**Los Angeles Int'l Airport**  
**17.6 MILES**

**Port of Long Beach**  
**21.3 MILES**

**Port of Los Angeles**  
**22.6 MILES**

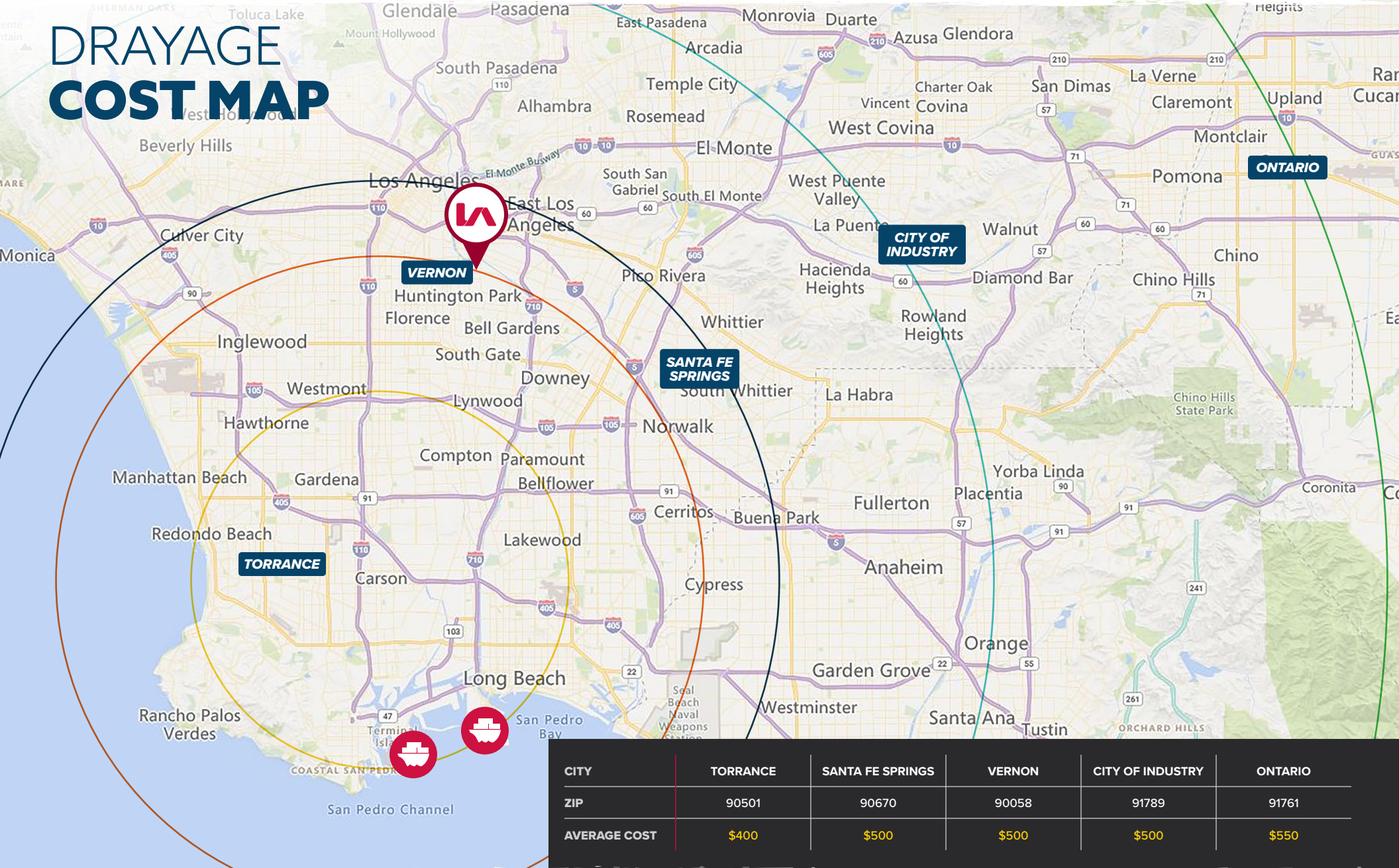
# DISTANCES FROM **SUBJECT PROPERTY**

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## DRAYAGE COST MAP



For More Information,  
Please Contact ▶

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.