

4633 S DOWNEY RD

VERNON • CA 90058

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

FOR LEASE
±189,899 SF INDUSTRIAL BUILDING
ON ±272,686 SF OF LAND



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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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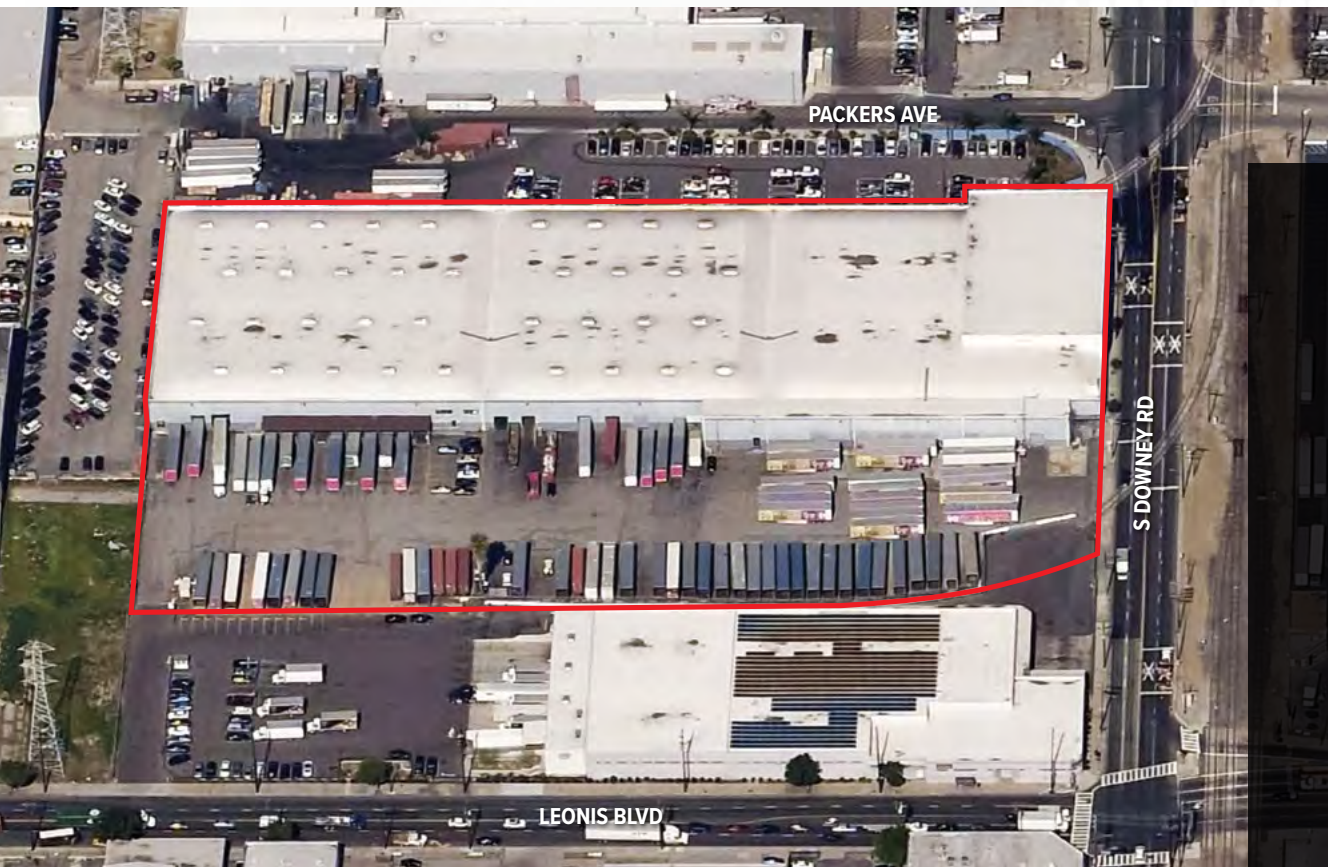
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PROPERTY HIGHLIGHTS



4633 S Downey Road offers ±189,899 SF of industrial space on ±272,686 SF of land in the heart of Vernon. The property features 24' clear height, 17 dock-high positions, 2 ground-level doors, and a large paved yard, making it ideal for distribution or manufacturing users. Its central location provides excellent access to the 5, 710, and 10 Freeways and the Ports of Los Angeles and Long Beach.



17 Dock High Loading
Positions



2 Ground Level
Doors



Large
Paved Yard



Interior & Exterior
Clarifiers



575.50
Capacity Units



24'
Clear Height



±57,811 SF
Office



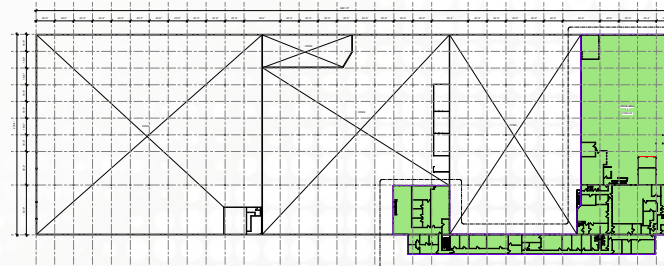
±35,226 SF of Mezzanine
Warehouse with 16,000 lbs
Freight Elevator

PROPERTY INFORMATION

Available SF	±189,899 SF
Prop Lot Size	±272,686 SF
Office Size	±57,811 SF
APN	6303-019-015
Zoning	M
Year Built	1953
Construction Type	Tilt-Up
Yard	Fenced / Paved
Clear Height	24'
DH/GL Doors	17 DH / 2 GL
Sprinklered	Yes
Power	A: 4000 V: 480/480 Ø: 3 W: 3
Term	Acceptable to Owner
Possession Date	Now
Vacant	Yes
Market/Submarket	Commerce/Vernon

PROPERTY SITE PLAN

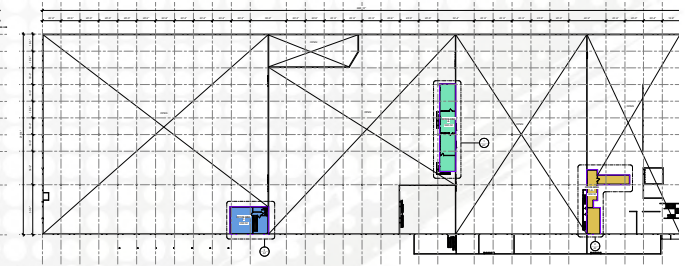
FLOOR PLAN - LEVEL 3



BUILDING INFORMATION LEVEL 3

OFFICE AREA -J-	31063 SF
TOTAL OCCUPANT AREA	31063 SF

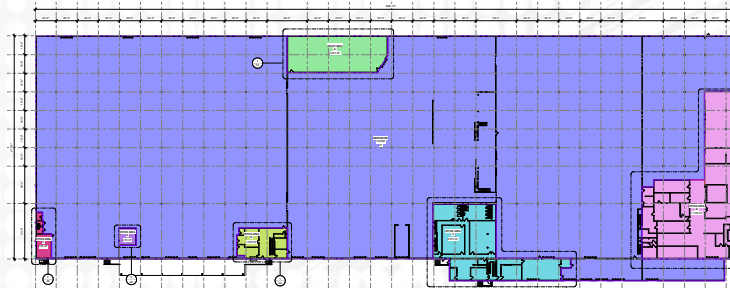
FLOOR PLAN - LEVEL 2



BUILDING INFORMATION LEVEL 2

OFFICE AREA -G-	1655 SF
OFFICE AREA -I-	1258 SF
OFFICE AREA -H-	1250 SF
TOTAL OCCUPANT AREA	4163 SF

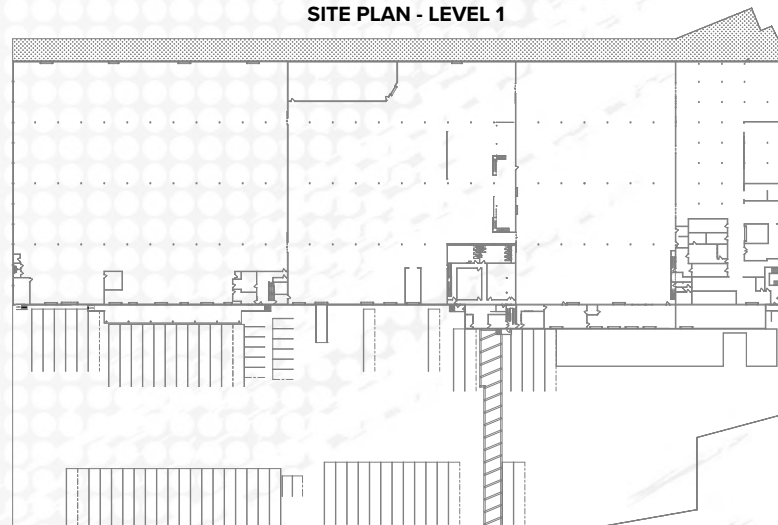
FLOOR PLAN - LEVEL 1



BUILDING INFORMATION LEVEL 1

OFFICE AREA -F-	529 SF
OFFICE AREA -E-	278 SF
OFFICE AREA -D-	1446 SF
OFFICE AREA -A-	3433 SF
OFFICE AREA -C-	5703 SF
OFFICE AREA -B-	11196 SF
WAREHOUSE	132088 SF
TOTAL OCCUPANT AREA	154673 SF

SITE PLAN - LEVEL 1



TOTAL BUILDING SUMMARY

TOTAL LEVEL 1 SF	154673 SF
TOTAL LEVEL 2 SF	4163 SF
TOTAL LEVEL 3 SF	31063 SF
TOTAL SF	189899 SF



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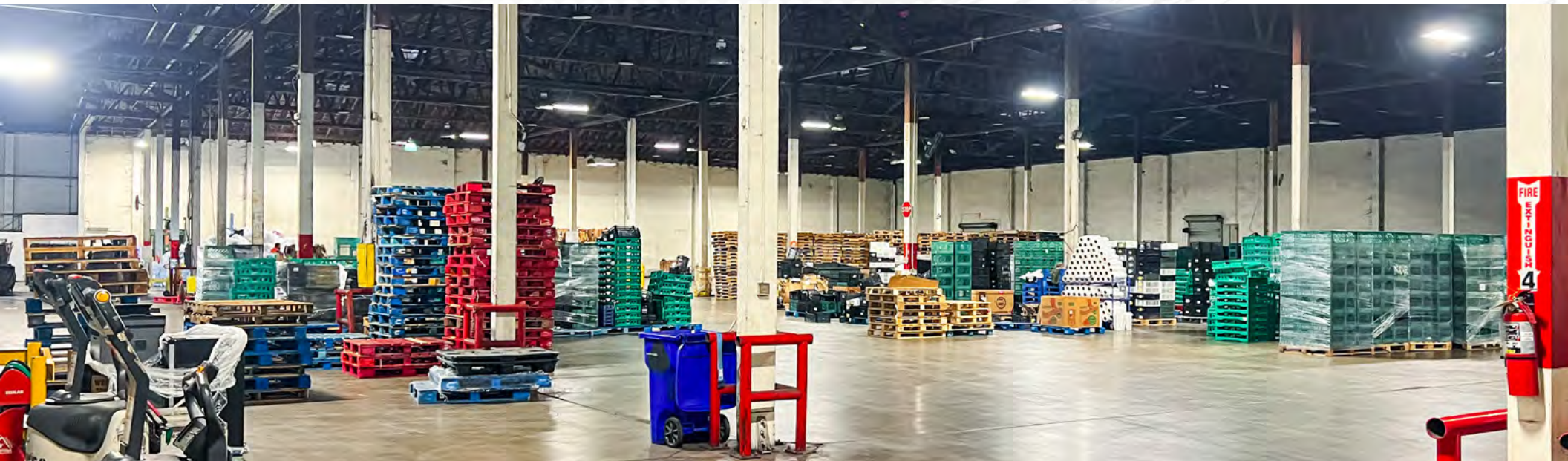
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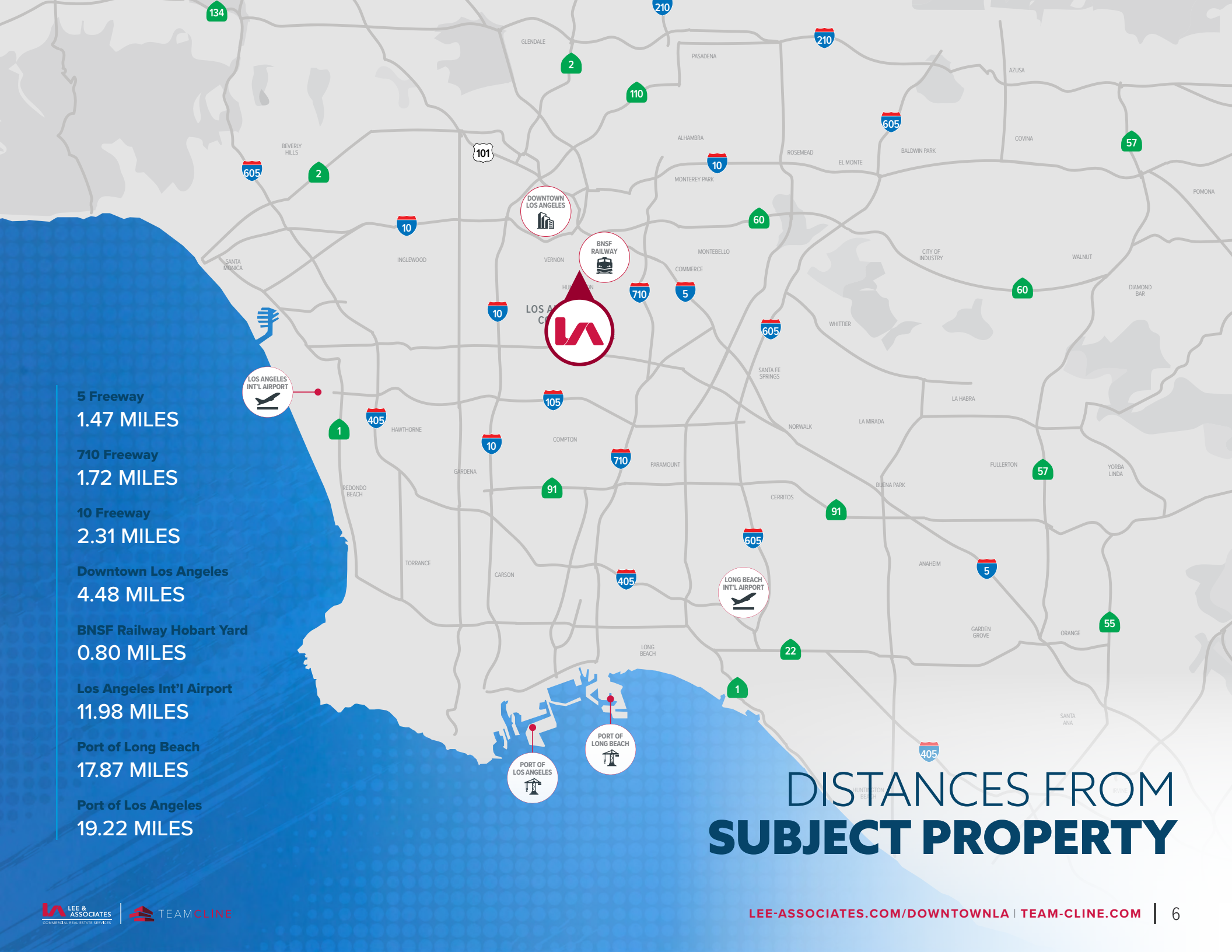


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5 Freeway
1.47 MILES

710 Freeway
1.72 MILES

10 Freeway
2.31 MILES

Downtown Los Angeles
4.48 MILES

BNSF Railway Hobart Yard
0.80 MILES

Los Angeles Int'l Airport
11.98 MILES

Port of Long Beach
17.87 MILES

Port of Los Angeles
19.22 MILES

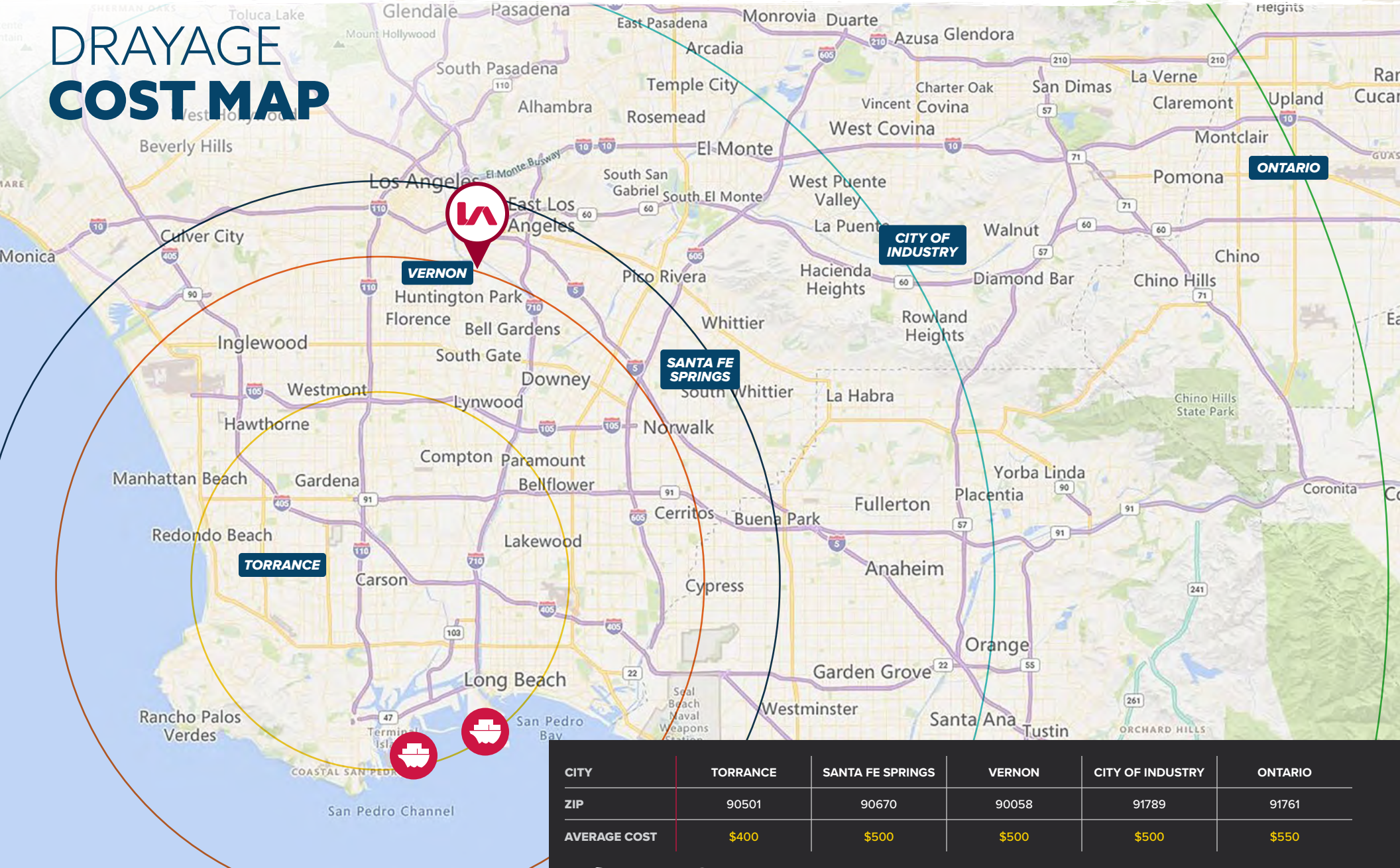
DISTANCES FROM SUBJECT PROPERTY

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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.