

COLD STORAGE FOR SALE/LEASE

±20,853 SF COLD STORAGE FACILITY
2646 S DOWNEY RD, VERNON, CA, 90058

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

\$1.65/SF GROSS!



PROPERTY HIGHLIGHTS

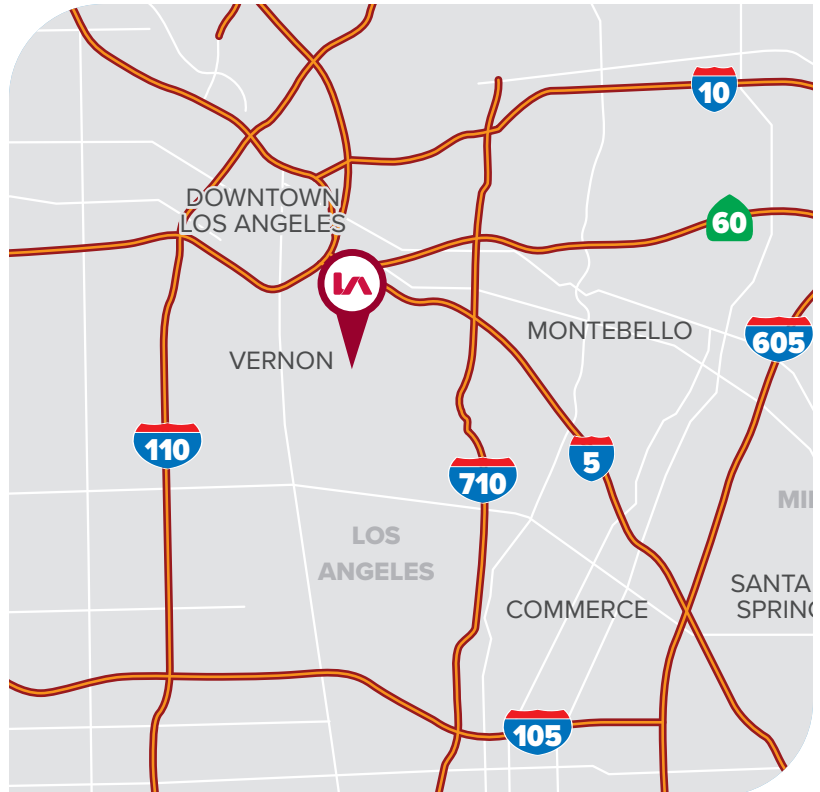
- Low Gross Rate for Prime Vernon Cold Storage!
- Fully Refurbished Dock-High Produce Building
- Excellent Vernon Location – 2 Street Frontage
- 5 Dock-High Loading Positions w/ Load Levelers (3)
- 5 Coolers - 5 Temp. Zones – Down to 29°F
- Coolers Total ±9,000 SF – 16' Clear & Sprinklered
- Contact Broker for Tours – ±60 Days for Possession

LEASE RATE SUMMARY

LEASE RATE	\$1.65 PSF/MO GRS
MONTHLY RATE	\$34,407.45/MO GRS

SALE PRICE SUMMARY

ASKING PRICE	\$6,500,000 (\$311.71 PSF)
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FOR MORE INFORMATION, PLEASE CONTACT



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The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.

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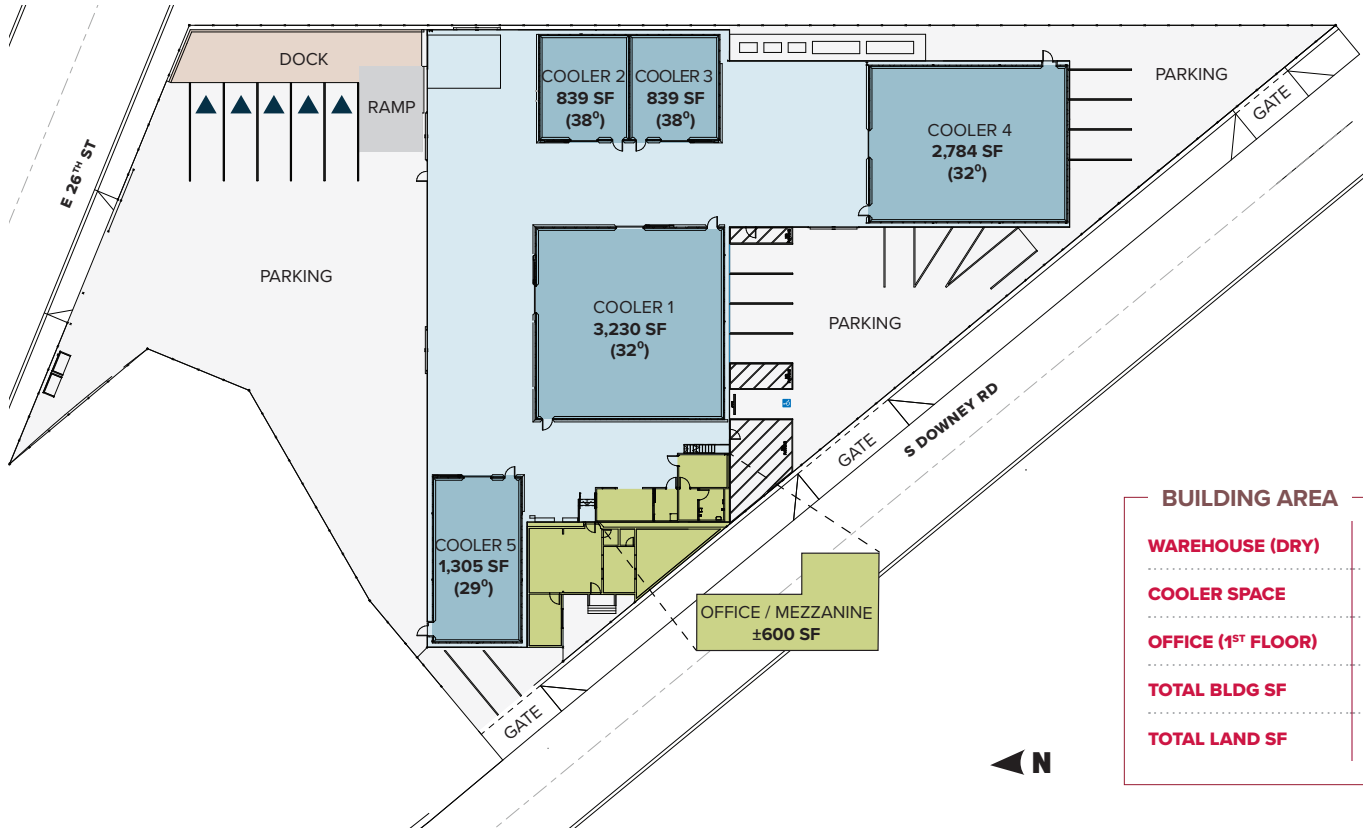
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PROPERTY SUMMARY

TOTAL BUILDING SF	±20,853 SF
TOTAL LAND SF	±43,996 SF (1.01 Acres)
CLEAR HEIGHT	16' Clear
DH/GL DOORS	5 DH / 3 GL
OFFICES	±2,200 SF (±1,600 SF on 1 ST Flr.)
POWER	600 Amps, 277/480V, 4W, 3Ph
SPRINKLERED	Yes
RESTROOMS	3
CONSTRUCTION	Metal
YEAR BUILT	1952 / R2020
APN	5192-025-013
ZONING	VEM*
CURRENT USE	Cold Storage / Produce



BUILDING AREA

WAREHOUSE (DRY)	±10,253 SF
COOLER SPACE	±9,000 SF
OFFICE (1ST FLOOR)	±1,600 SF
TOTAL BLDG SF	±20,853 SF
TOTAL LAND SF	±43,996 SF

NOTE: Drawing not to scale. All measurements and sizes are approximate.
*Temperatures are from contractor plans. Buyer/Lessee to verify.

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