

FOR LEASE

130,152 SF
INDUSTRIAL BUILDING



4505 Bandini Boulevard | Vernon, CA 90058

CBRE

PROPERTY Highlights



Class A
Industrial Building



Direct Access
to Long Beach
(710) Fwy



26 FT
Clearance
Height



4,000 Amp
Electrical
Service



Brand New
Office Space



Fenced and
Secure Yard



18 Dock High Doors,
1 Ground Level Door



BUILDING Specs



Building: 130,152 SF

Land: 162,055 SF

Site Coverage: 76%

Year Built: 1962

Rail Loading Doors: 4

Dock High Doors: 18

Ground Level Doors: 1

Office: Ground 7,193 SF;
Mezzanine 4,027 SF

Clear Height: 26 FT

Fire Sprinklers: 0.56/2,511

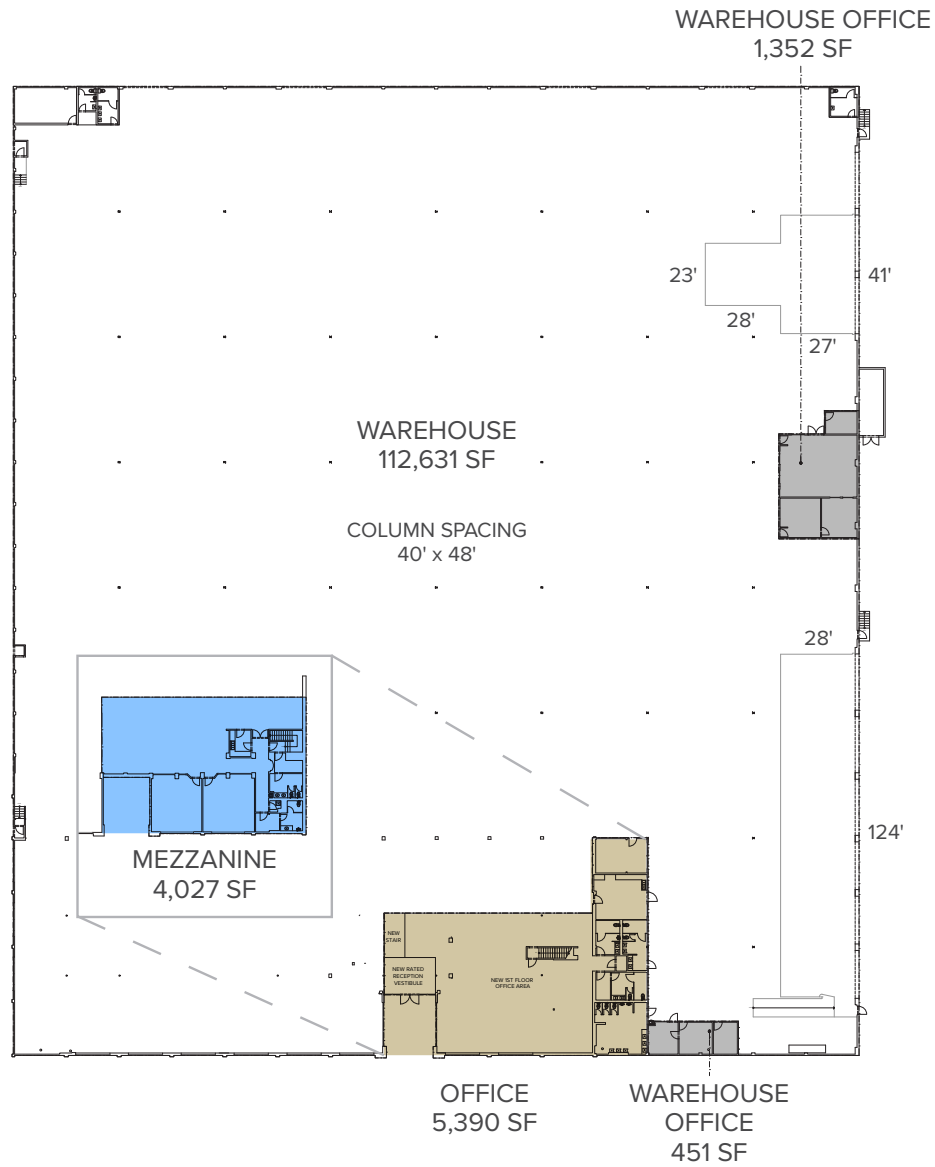
Zoning: VEM

Electrical: 4,000 AMPs,
277–480 Volts, 3-Phase, 4-Wire

Parking: 96 Spots plus
5 handicap accessible



FLOOR Plan






BUILDING SUMMARY

Total Dock Area	6,301 SF
Total Office Area	11,220 SF
Total Warehouse Area	112,631 SF

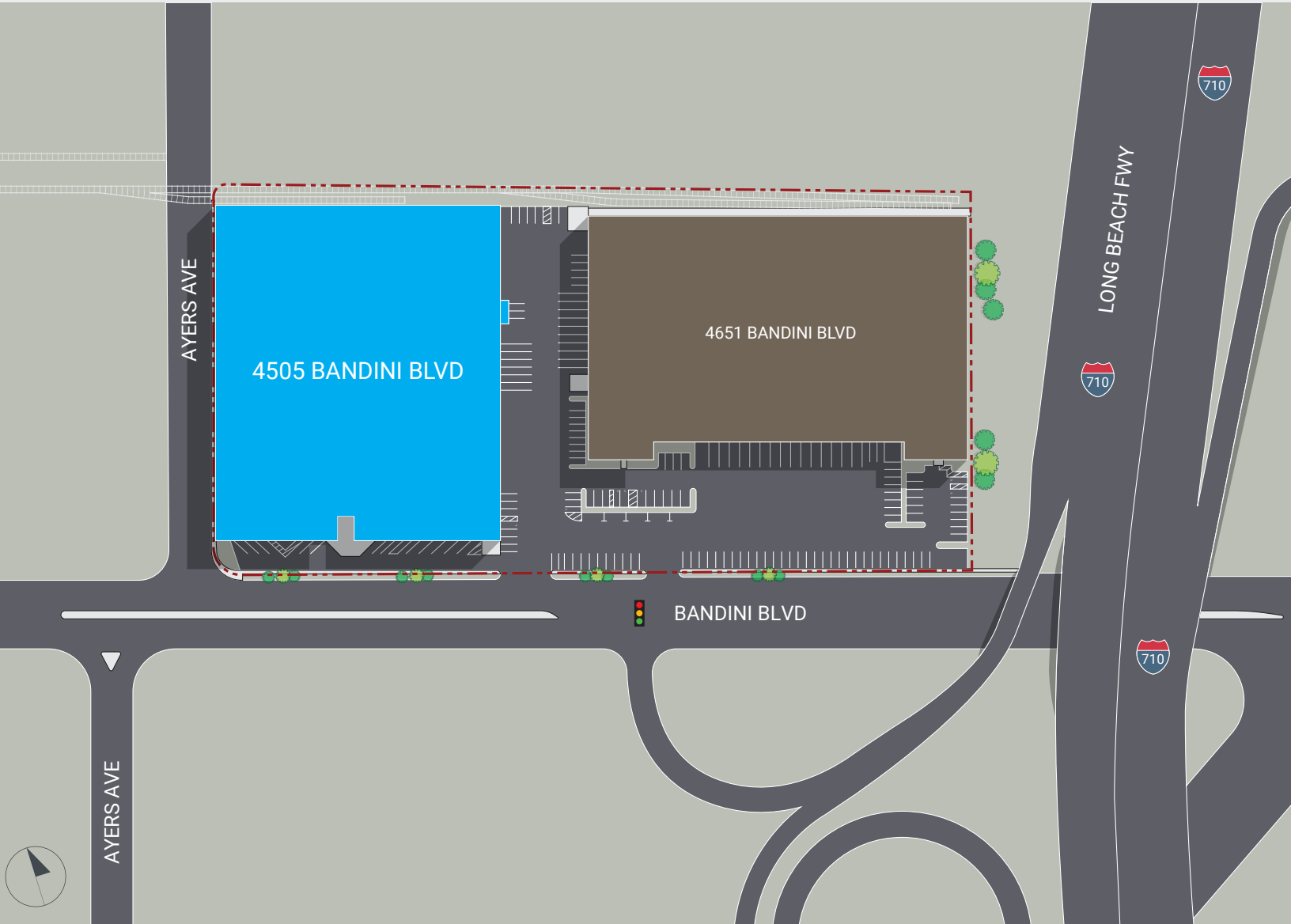
TOTAL 130,152 SF

OFFICE SUMMARY

	Total Warehouse Office	1,803 SF
	Total Mezzanine	4,027 SF
	Total Office Area	5,390 SF

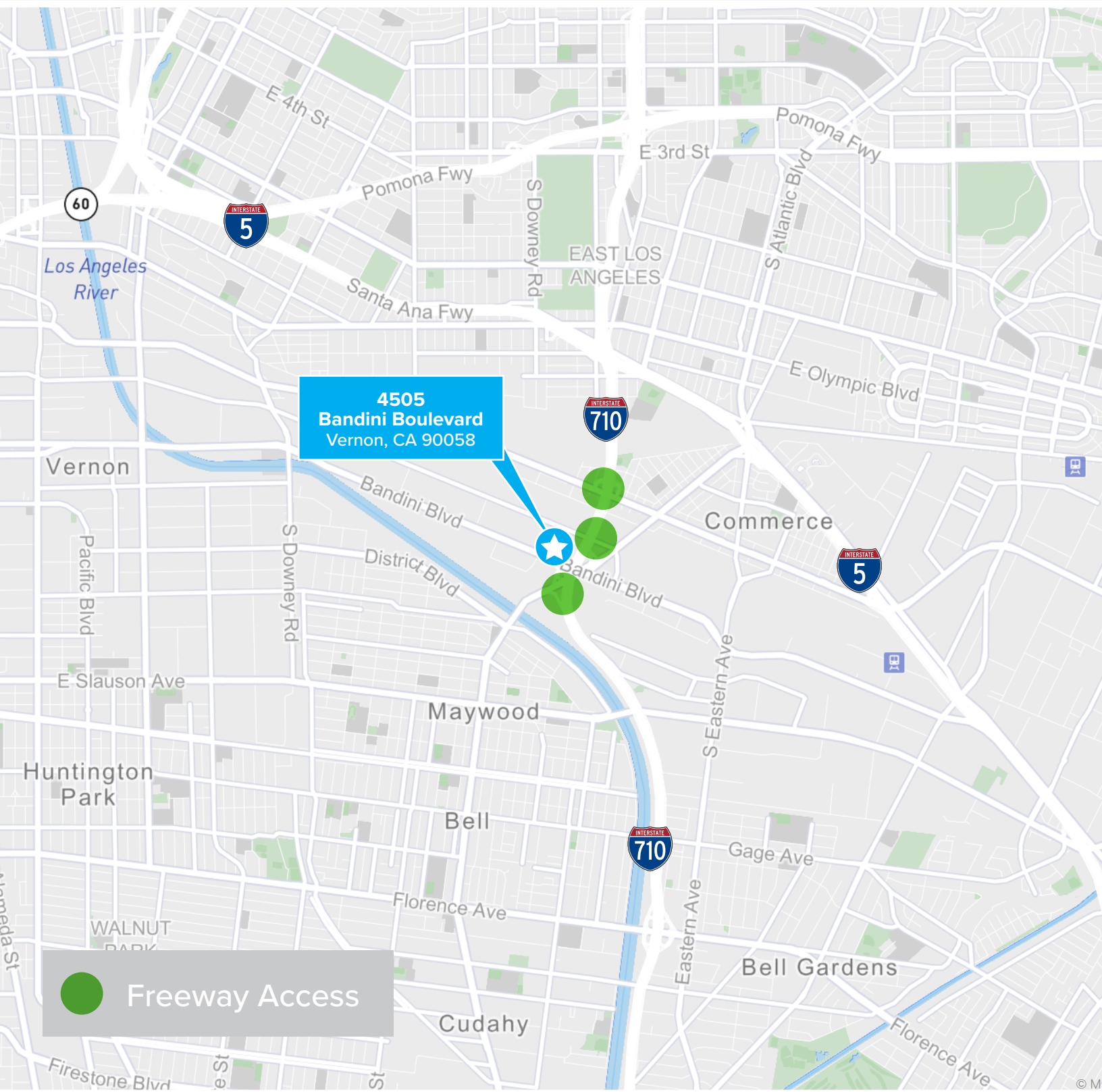
TOTAL 11,220 SF

SITE Plan



LOCATOR Map

Direct Access to Long Beach (710) Freeway



4505
Bandini Boulevard
Vernon, CA 90058

 Freeway Access

FOR LEASE

4505 BANDINI BOULEVARD | VERNON, CA 90058

DTLA

BANDINI BLVD

For More Information, Please Contact:

JEFF STEPHENS, SIOR
Executive Vice President
Lic. 01051764
+1 213 613 3761
jeffrey.stephens@cbre.com

JACK MERGENTHALER, SIOR
Senior Vice President
Lic. 01942974
+1 310 363 4946
jack.mergenthaler@cbre.com

EVAN CRAWFORD
Associate
Lic. 02105059
+1 213 613 3332
evan.crawford@cbre.com

JANICE BESSLER
Client Services Specialist
Lic. 0179179
+1 213 613 3089
janice.bessler@cbre.com

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