

FOR LEASE

±138,586 SF

4505 BANDINI BLVD

VERNON, CA 90058



PROPERTY HIGHLIGHTS

- + Long Beach (710) Freeway Visibility
- + Class A Industrial Building
- + 24 Foot Clearance
- + Premium Offices/Showroom
- + Heavy Power: 4,000 amps
- + LAJ Rail Service: 4 Loading Doors
- + 18 Dock High Doors
- + 135 Car Parking



CONTACT US

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CBRE

FOR LEASE **4505 BANDINI BLVD**

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PROPERTY DESCRIPTION

4505 Bandini Boulevard is a Class A industrial building with premium offices, showroom and warehouse facilities under one roof, along with ample parking for customers and employees. The yard is fenced and secure. The building includes immediate access to the Long Beach (710) Bandini West freeway exit, is located 2 miles from the Interstate 5 junction, and is situated close to the Ports of LA and Long Beach, two of the busiest U.S. ports. The building is adjacent to the Union Pacific and BNSF intermodal rail yards, which are the largest on the West Coast. Direct freeway proximity provides tenants with high visibility advertising opportunities.



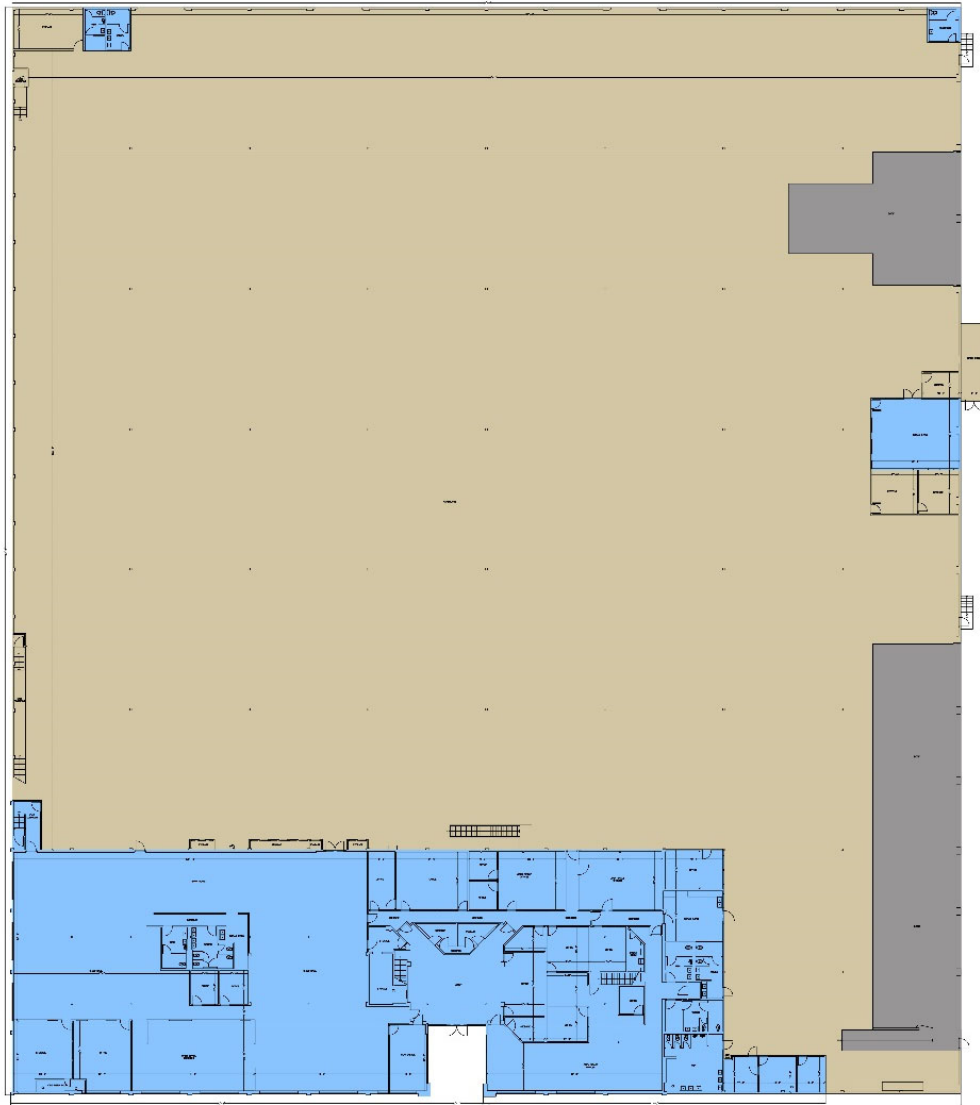
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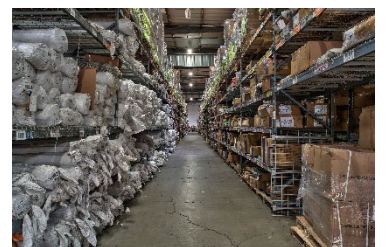
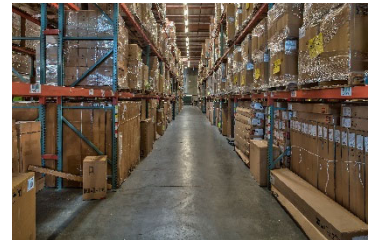
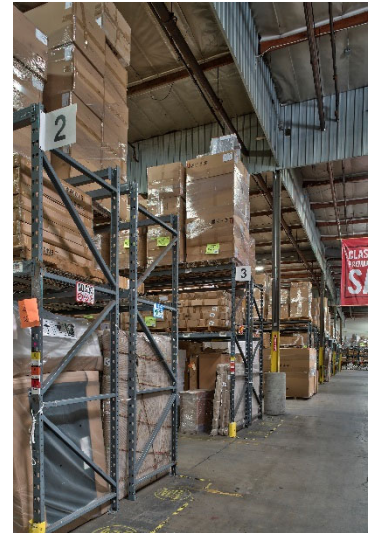
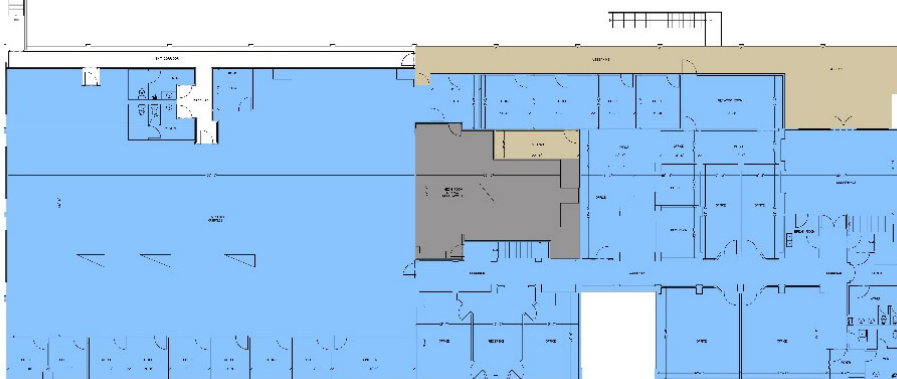


SITE PLAN

4505 BANDINI BLVD - Warehouse



4505 BANDINI BLVD - Mezzanine



FOR LEASE 4505 BANDINI BLVD

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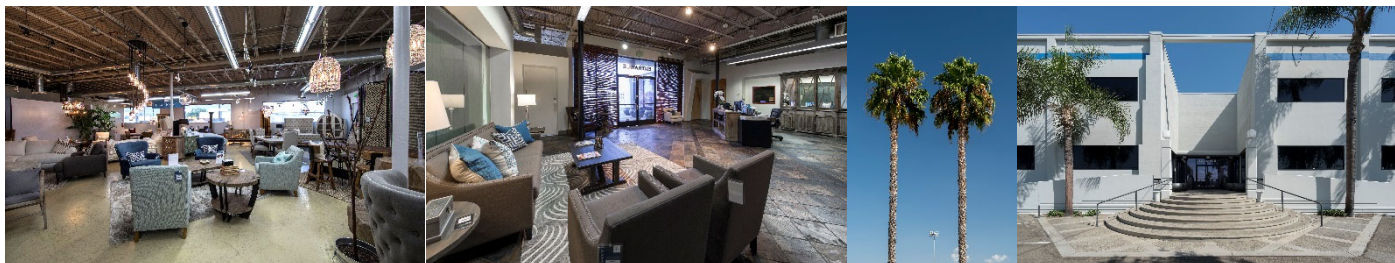
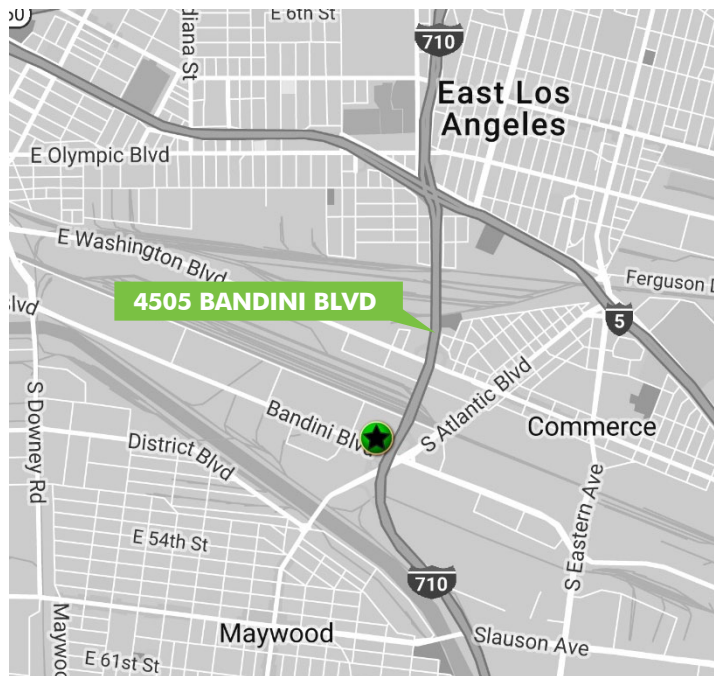


PROPERTY INFORMATION

Building Features	Specifications
Dock High Doors	18
Year Built	1962R1982
Office SF – Ground	21,581
Office SF - Mezzanine	15,058
Ceiling Heights	Office/Showroom: 8'6" – 12' Clear Warehouse: 24' Clear
Zoning	VEM
Construction	CTU
Electrical	277-480 Volts 3-Phase, 4 Wire 4000 Amps



LOCATOR MAP



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