

FOR LEASE

±116,766 SF

4651 BANDINI BLVD

VERNON, CA 90058



PROPERTY HIGHLIGHTS

- + Long Beach (710) Freeway Visibility
- + Class A Industrial Building
- + 28 Foot Clearance
- + 145 Foot Truck Turning
- + Calculated Fire Sprinklers
- + 16 Dock High Doors
- + 53 Car Parking
- + Rail Spur Access via 5 Loading Doors



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CBRE

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PROPERTY DESCRIPTION

4651 Bandini Boulevard is a Class A industrial building with high ceiling clearance, providing superior racking heights. The property features include 16 dock high doors, direct rail spur access and a fenced/secure yard. The property provides immediate access to the Long Beach (710) Freeway's Bandini West exit, is located 2 miles from the Interstate 5 junction, and is located within 25 miles of two of the busiest U.S. Ports, the Ports of LA and Long Beach. The building is adjacent to the Union Pacific and BNSF intermodal rail yards, which are the largest on the West Coast. Immediate 710 Long Beach freeway visibility provides additional advertising opportunities for tenants.



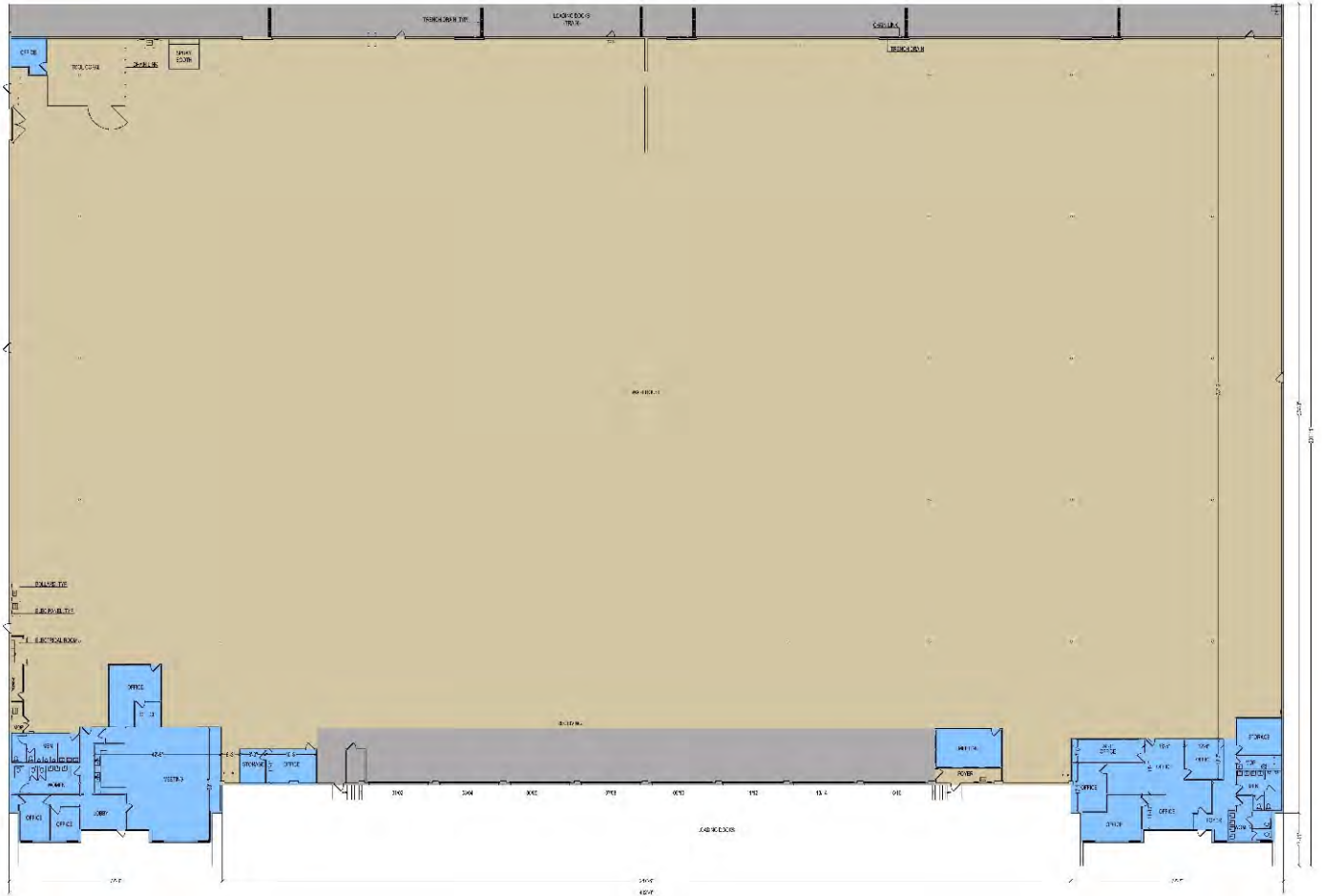
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SITE PLAN

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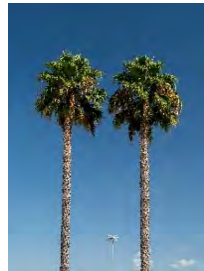
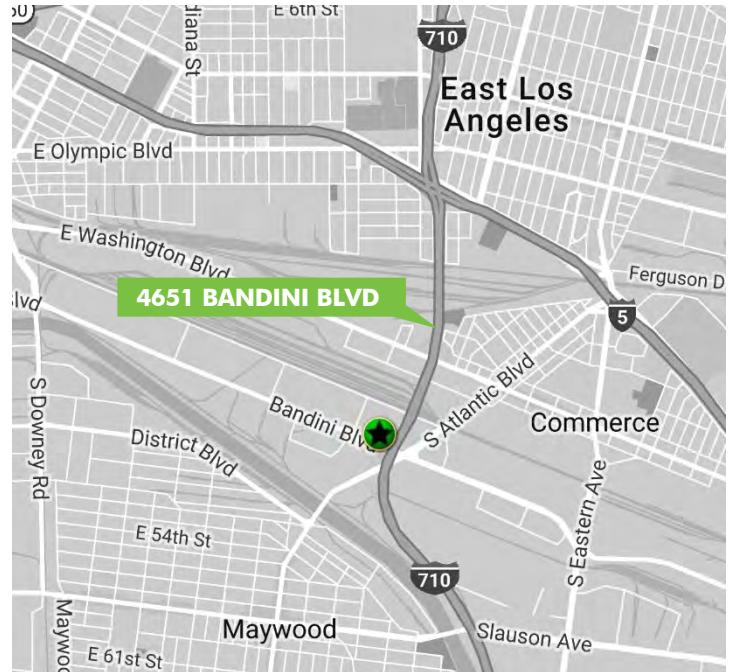


PROPERTY INFORMATION

Building Features	Specifications
Dock High Doors	16
Year Built	1985
Office SF	6,273
Car Parking	53
Ceiling Heights	Office: 8'6" – 10' Clear Warehouse: 28' Clear
Zoning	VEM
Construction	CTU
Electrical	480 Volt 3-Phase, 4 Wire 800 Amps



LOCATOR MAP



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