



**116,766 SF
AVAILABLE FOR LEASE**

CLASS A WAREHOUSE BUILDING

4651 Bandini Boulevard, Vernon, CA 90058



**REALTY
ADVISORY
GROUP, INC.**

JOHN REPSTAD, Senior Director
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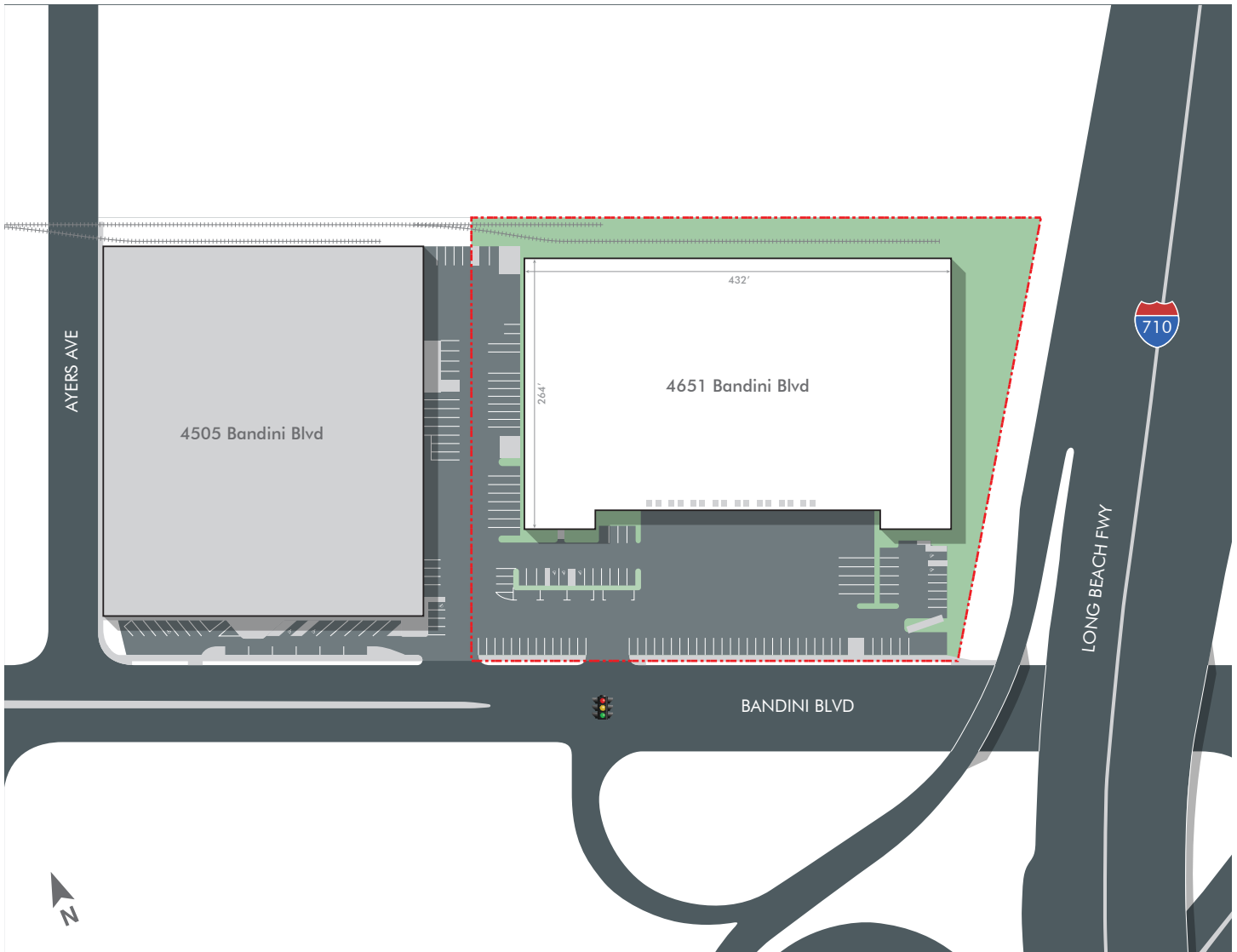
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PROPERTY DETAILS

BUILDING SIZE	116,766 +/- SF
LOT SIZE	4.59 Acres
CLEAR HEIGHT	28'
DH / GL DOORS	16 / 2
TRUCK COURT	145'
CONSTRUCTION TYPE	Class A, CTU Construction
YARD AREA	Secure & Fenced Yard
POWER	800 Amps; 270-480V, 3P & 4W
SPRINKLERS	.56 GPM Over 2,500 SF
ACCESS	Rail Spur Access



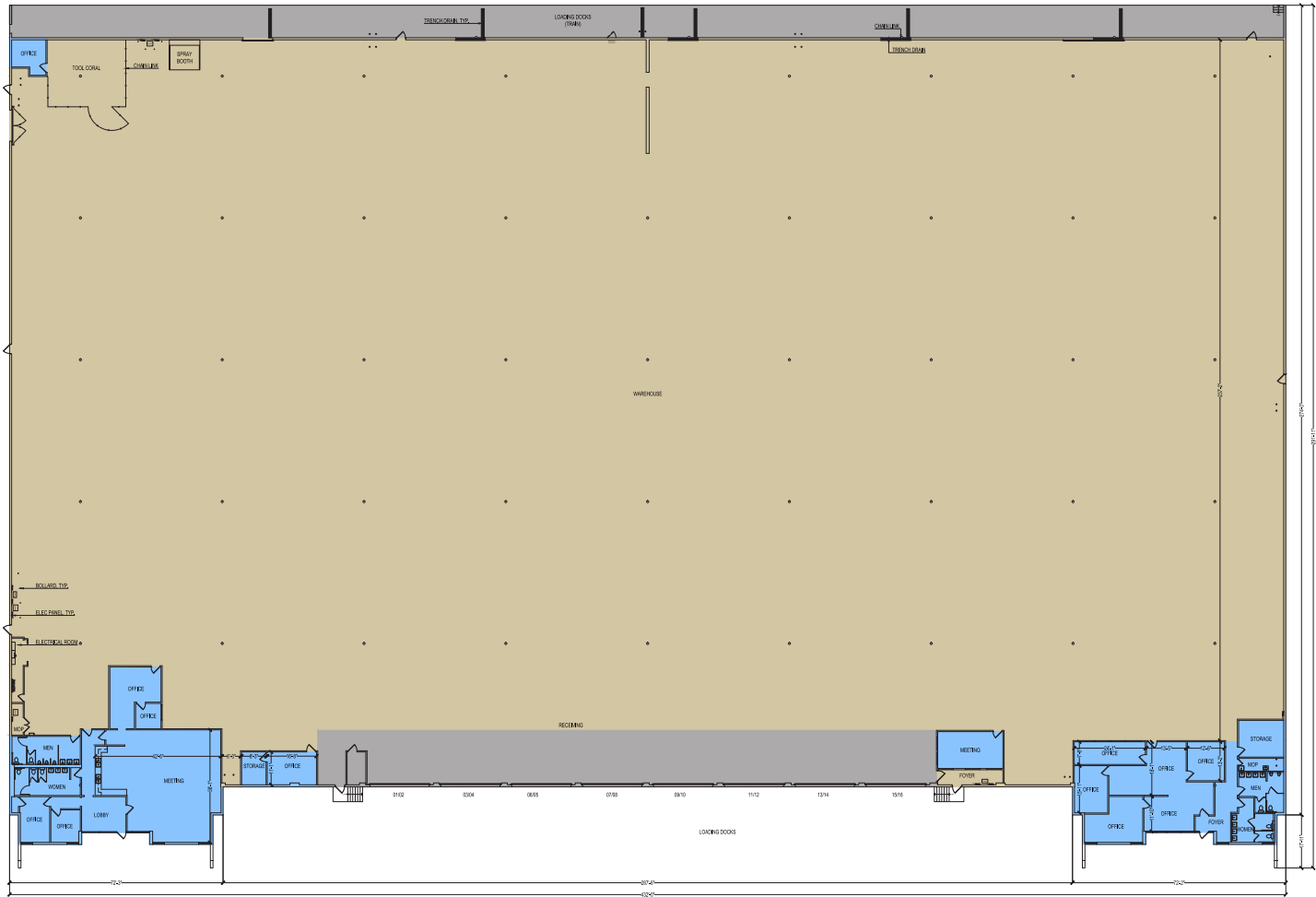


WAREHOUSE DISTRIBUTION FACILITY

- Class A Industrial Building
- Ideal for Last Mile E-Commerce Distribution
- 16 Dock High Doors
- Large Concrete Paved and Fenced Yard
- Immediate Access to the Long Beach (710) Freeway
- Available 12/1/2023

OFFICE FLOOR PLAN

4651 Bandini Boulevard | Vernon, CA 90058



WAREHOUSE DISTRIBUTION FACILITY

BUILDING SUMMARY

	Total Dock Area	8,758
	Total Office Area	6,273
	Total Warehouse Area	101,735
TOTAL		116,766

LOCATION

4651 Bandini Boulevard | Vernon, CA 90058



**20.8 Miles
to LAX**

**21.7 Miles
to Port of
Los Angeles**

**20.2 Miles
to Port of
Long Beach**

**Immediate
Access
to I-710**



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LEASING CONTACTS

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