

FOR LEASE

130,122 SF
INDUSTRIAL BUILDING



4505 Bandini Boulevard | Vernon, CA

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: 130,122 SF

Land: 162,055 SF

Year Built: 1962 and Refurbished 2024

Dock High Doors: 18

Ground Level Doors: 1

Office: Ground 7,454 SF; Mezzanine 3,997 SF

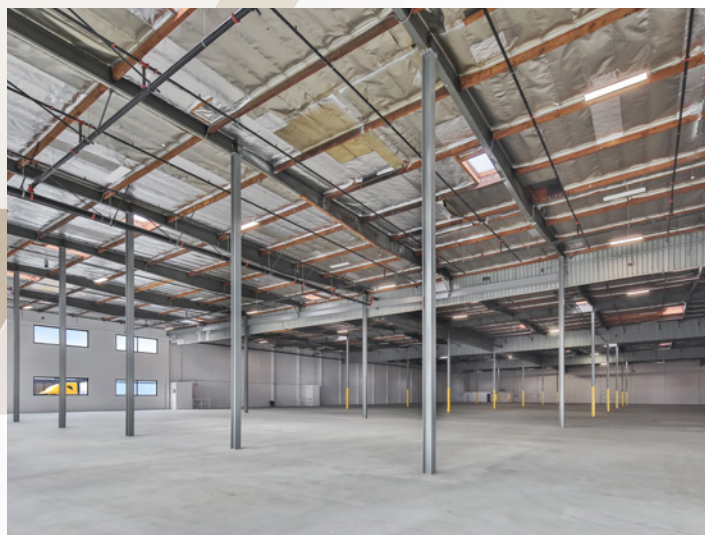
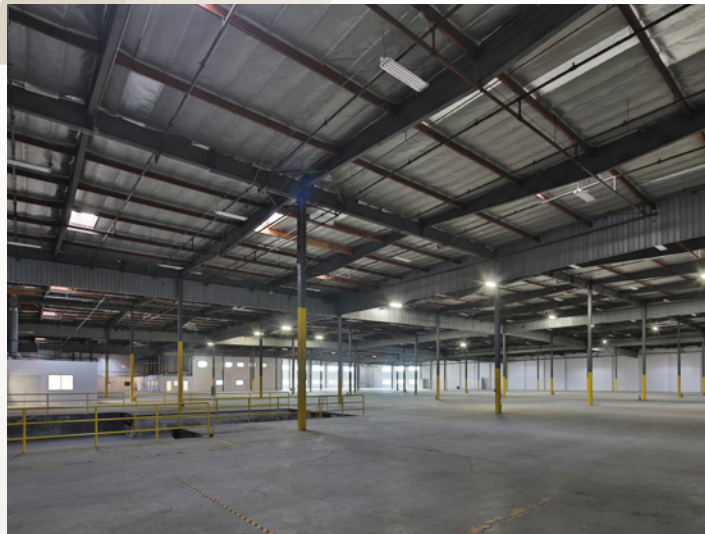
Clear Height: 26 Ft.

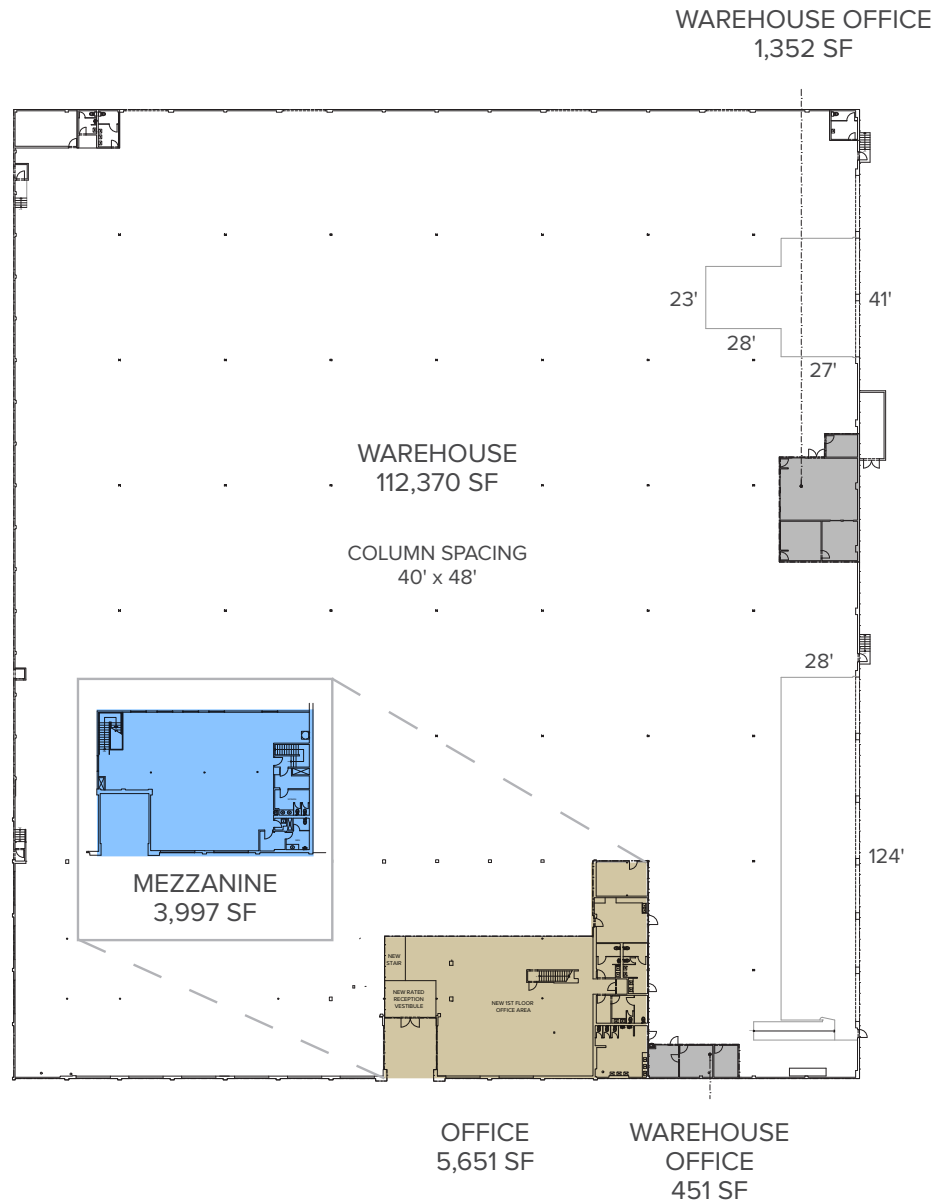
Fire Sprinklers: 0.56/2,511

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

Parking: 96 spots plus 5 accessible

INTERIOR PHOTOS





FLOOR PLAN

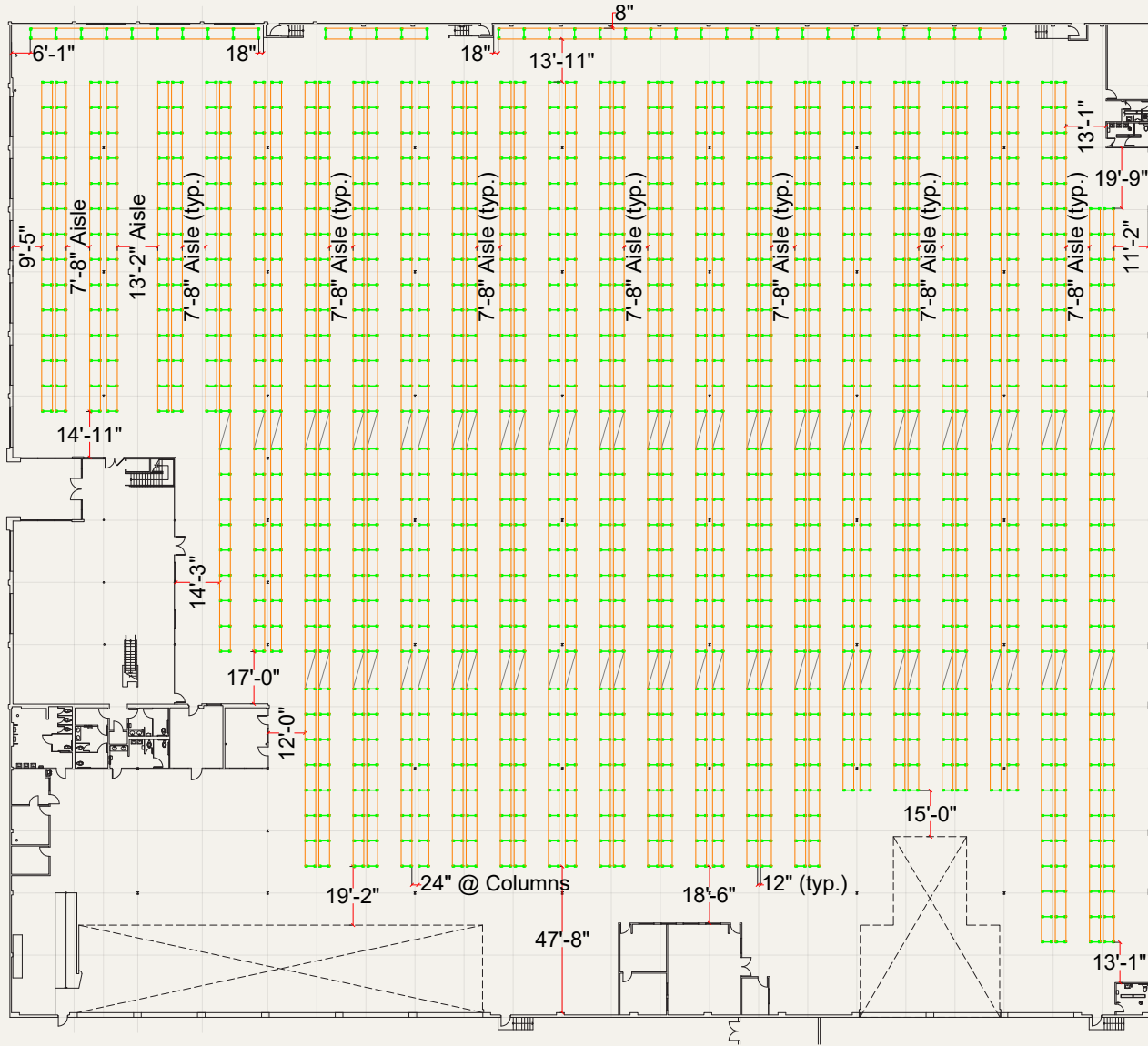
BUILDING SUMMARY

Total Dock Area	6,301 SF
Total Office Area	11,451 SF
Total Warehouse Area	112,370 SF
TOTAL	130,122 SF

OFFICE SUMMARY

 Total Warehouse Office	1,803 SF
 Total Mezzanine	3,997 SF
 Total Office Area	5,651 SF
TOTAL	11,451 SF

RACKING PLAN



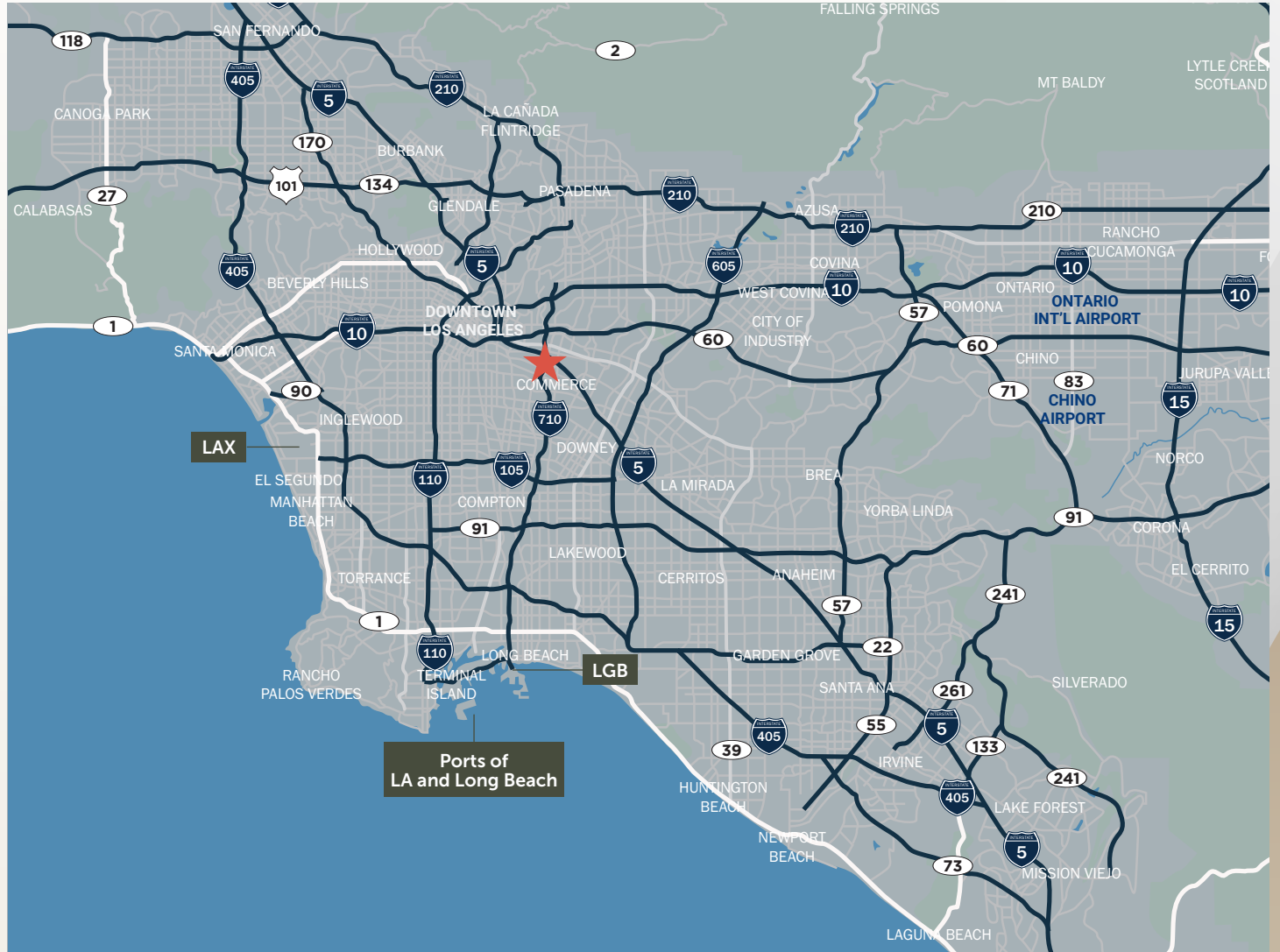
SITE PLAN



REGIONAL MAP

Distance To Airports/Ports

AIRPORTS/PORTS	MILES
Los Angeles Airport	20.8
Long Beach Airport	18.9
John Wayne Airport	32.5
Hollywood Burbank Airport	21.8
Port of Los Angeles	21.9
Port of Long Beach	20.6
LA Intermodal Yard	1.8



NEIGHBORHOOD MAP



FOR LEASE

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