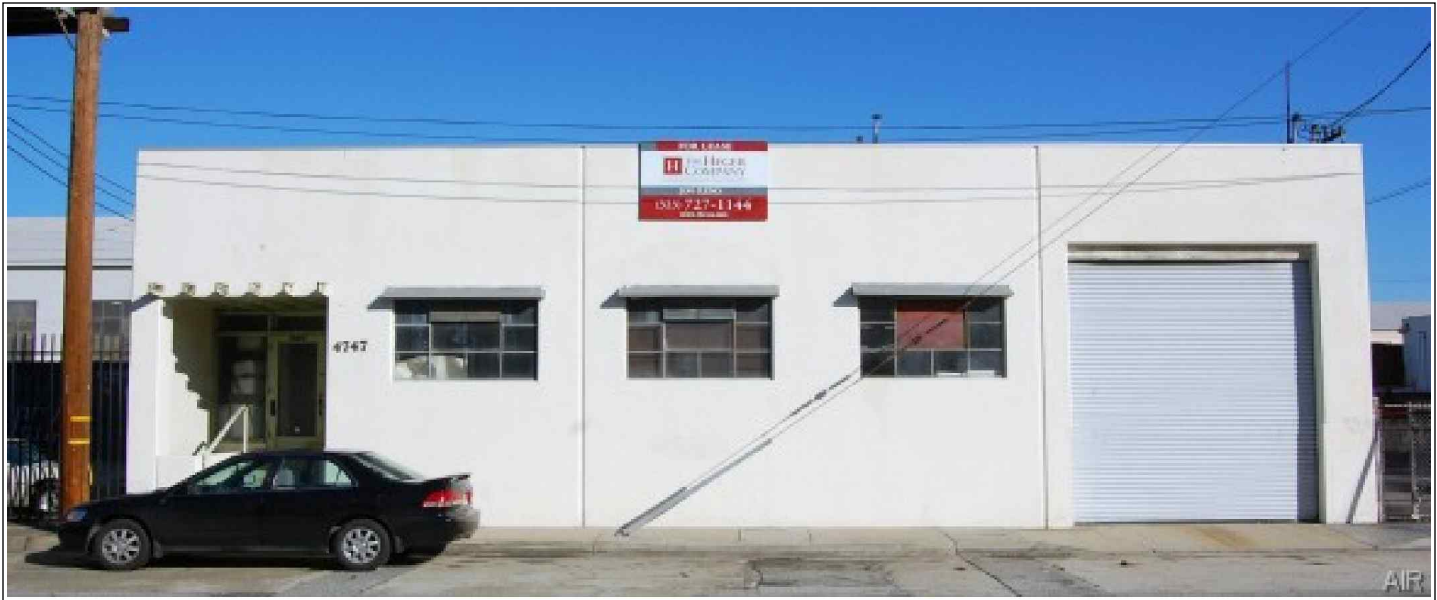


# Industrial For Lease - Available

**Available SF:** 6,034  
**Total Building SF:** 6,034



**Address:** 4747 E 49th St, Vernon, CA 90058  
**Cross Streets:** E. 49th St/District Blvd

## Great Refrigerated Building 900 SF Cooler Box 702 SF, 225 SF & 507 SF Freezer Boxes Low Net To Gross Charges

**Lease Rate/SF:** \$.69  
**Lease Type:** Net  
**Available SF:** 6,034  
**Const Status/Yr Blt:** Existing/1952  
**Region:** LA Central  
**Zoning:** M1

**Lease Rate/Month:** \$4,163  
**Sublease:** No  
**Office SF / #:** 708 / 2  
**Construction Type:** Tilt-up  
**Specific Use:** Warehouse -  
**Lot Size:** 6,534 SF / 0.15 AC

**Taxes:** \$0.93/sf, Yr 2009-2010  
**Possession:** Now  
**Minimum SF:** 6,034  
**Parking:** Spaces: 0  
**Thomas Guide:** 675-C4  
**APN #:** 6304-016-003

**Ground Level Drs:** 0  
**Sprinklered:** No  
**Finished Ofc Mezz:** No  
**Include In Avail:** No  
**Rail Service:** No

**Dock High:** 1 / 12x13  
**Yard:** No  
**Unfinished Mezz:** No  
**Include In Avail:** No  
**Heat/Cool:** None

**Clear Height:** 12  
**Amps:** 200  
**Volts:** 240-240  
**Phase:** 3 **Wire:** 4  
**Office Air:** Yes **Office Heat:** Yes  
**To Show:** Call Agent

**Listing Company:** The Heger Company-Los Angeles (323) 727-1144  
**Agents:** Tom Holland SIOR CCIM (323) 727-1144 x113, Jon Reno (323) 727-1144x121  
**Property/Listing/Ste #:** 700387/416666/923999 **Listing Date:** 01/18/2010

**FTCF:** CB250N200S000/AOAA

**Notes:** Lease Terms: 3-5 Years. Parking in street. Easement allows access to the loading dock on the east side of the building from 7 am to 1 pm for 2 truck loading positions. Lessee to verify all information. 2nd Prv. Pnl: 200A.

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.

