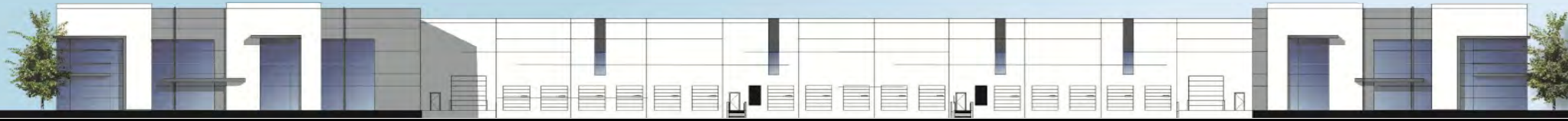


NORTH ELEVATION FROM DISTRICT BLVD.

A DEVELOPMENT PROJECT BY:



WEST ELEVATION FROM DOWNEY RD.



EAST ELEVATION FROM MAYWOOD AVE.



AVAILABLE Q4 2019 | STATE-OF-THE-ART > ±117,360 SF BUILDING
BRIDGE POINT VERNON

Bridge Point Vernon is one of only a few new industrial buildings under construction in the Central LA market. Close to the 710, 5, 10, and 60 freeways, and 22 miles from the ports of Los Angeles and Long Beach, the building enjoys exceptional District Blvd. frontage near the intersection of District Blvd. and Downey Ave. Sixteen (16) dock high doors, “driver’s side” dock door access, and truck circulation that enters on Maywood Ave. and exits on District Blvd. provide superior distribution efficiency. Vernon’s proximity to Downtown, its exclusively industrial reputation, and competitive utility rates are strong draws for businesses to the city of Vernon.

4224
DISTRICT BLVD.
Vernon, CA 90058

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PROPERTY OVERVIEW

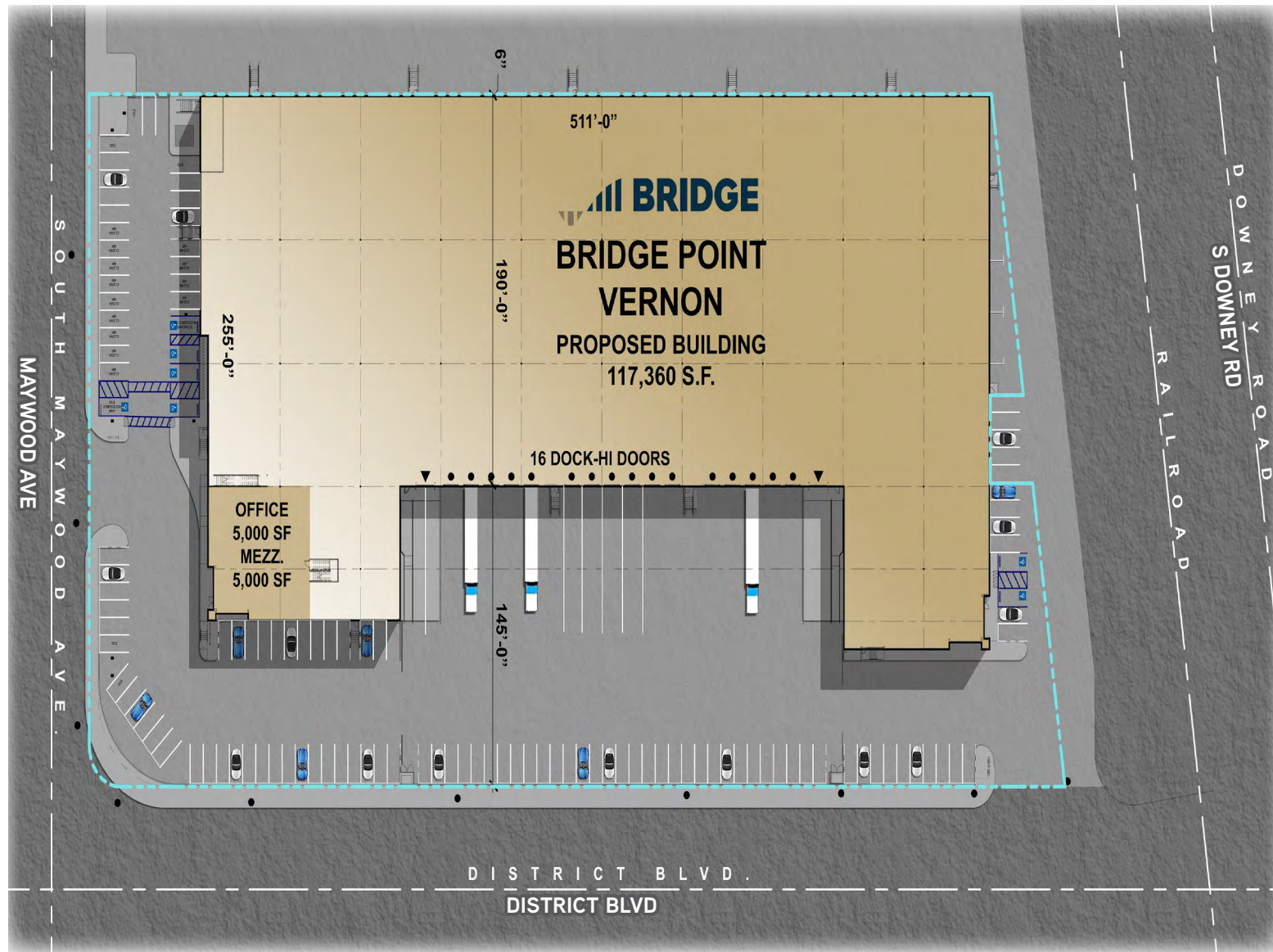
-  Available for Sale or Lease
-  Building Size: ±117,360 SF
-  Land Size: 201,537 SF
-  Mezzanine Office: ±5,000 SF
-  32' Minimum Clear
-  16 Dock-High Doors, 2 GL Ramps
-  145' Secured Truck Court
-  120 Parking Stalls, Plus 5 Truck Stalls
-  50' x 52' Typical Column Spacing
-  1,600 Amps, (Expandable to 3,000 Amps)
-  277/480 Volt, 3-Phase Electrical Service
-  ESFR Fire Protection
-  2.5% Skylights

DOWNEY RD

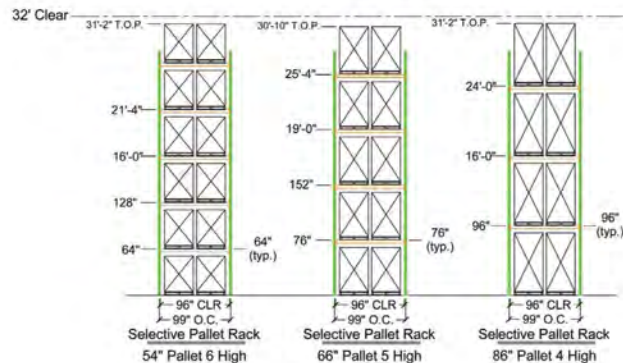
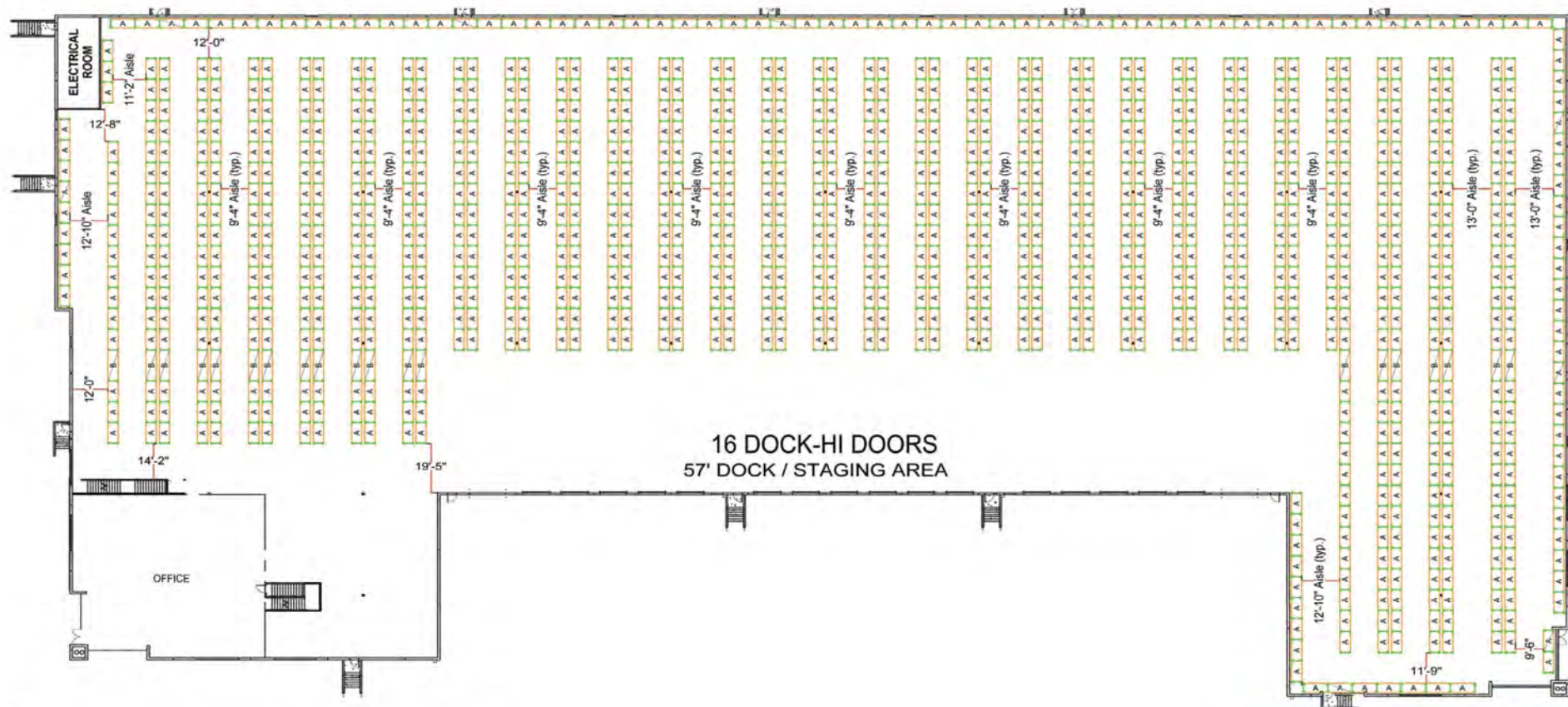
DISTRICT BLVD.

FEDERAL COLD STORAGE

SITE PLAN



RACKING PLAN



32' CLEAR HEIGHT		
Number of Bays	Pallet Height	Pallet Position
1,033	54"	12,396
	66"	10,330
	86"	8,264

CATALINA MATERIAL HANDLING

7351 Garden Grove Blvd, Unit B * Garden Grove, California 92841

Disclaimer: the contained racking layout and elevation drawings illustrate general conceptual possibilities for marketing purposes only. Please contact Catalina Material Handling for specific design considerations of company products, forklift equipment and other design criteria.

Downtown



East Los Angeles

4224

DISTRICT BLVD
Vernon, CA

Vernon

Soto St

S Downey Rd

Washington Blvd

Bandini Blvd

S Atlantic Blvd

Eastern Ave

Commerce

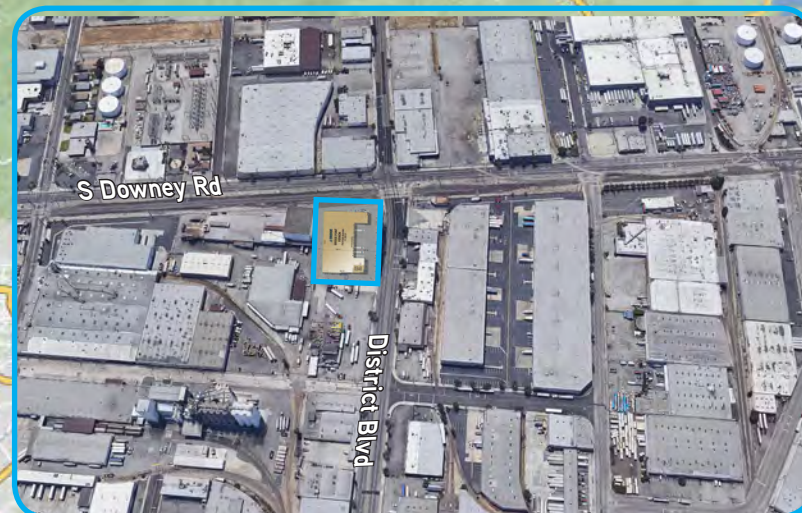
District Blvd

Slauson Ave



4224

DISTRICT BLVD
Vernon, CA



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