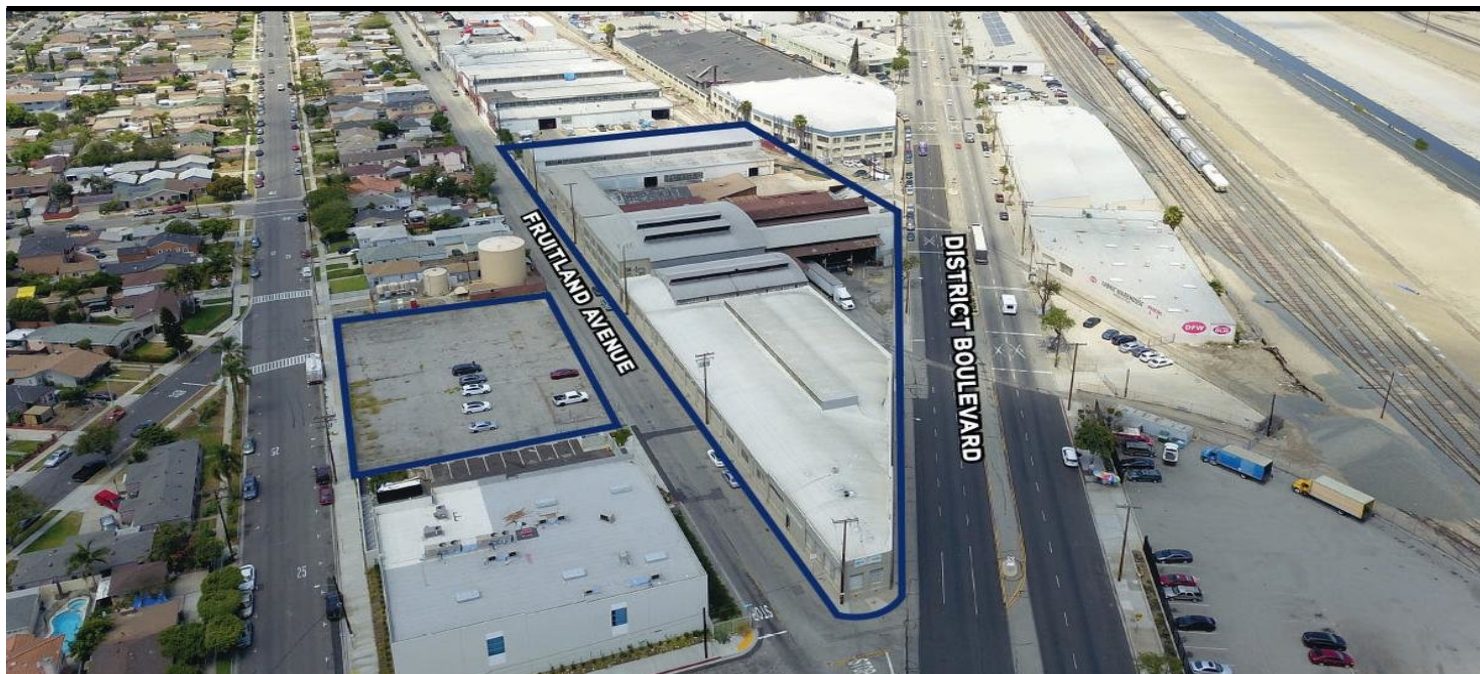


Available SF 82,745 SF Industrial For Sale Building Size 82,745 SF



**Address:** 5100 District Blvd, Vernon, CA 90058

**Cross Streets:** Fruitland Ave/District Blvd

- \*Strategic Central Los Angeles Area Location
- \*Excellent Manufacturing/Assembly/Garment Facility
- \*Immediate Access to Interstate 5 and 710 Freeways
- \*Buildings Can Be Modified to Accommodate Various Uses
- \*Prime Vernon Location/Major Street Frontage

**Sale Price:** TBD  
**Sale Price/SF:** TBD  
**Available SF:** 82,745 SF  
**Prop Lot Size:** 3.25 Ac / 141,570 SF  
**Taxes:** \$83,033 / 2017  
**Yard:** Paved  
**Zoning:** MVE

**Sprinklered:** Yes  
**Clear Height:** 14'  
**GL Doors/Dim:** 5  
**DH Doors/Dim:** 4  
**A: 600 V: 277/480 O: 3 W: 4**  
**Construction Type:**  
**Const Status/Year Blt:** Existing / 1929

**Whse HVAC:** No  
**Parking Spaces:** / Ratio:  
**Rail Service:**  
**Specific Use:** Warehouse/Office

**Office SF / #:** 6,665 SF / 15  
**Restrooms:** 5  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:**  
**Include In Available:**  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** COE  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** Commerce/Vernon  
**APN#:** 6304012013

**Listing Company:** Colliers International  
**Agents:** [Will Smith 323-278-3137](#), [Stephen C. Calhoun, SIOR 323-278-3111](#), [Thomas Condon 323-278-3114](#)

**Property/Listing:** 967365/10522726 **Listing Date:** 05/30/2018 **FTCF:** CB000N000S200/A0AA

**Notes:** Broker does not warrant the accuracy of the information provided. Buyer must verify all information contained herein. Construction Type: Concrete (poured) and Metal (general case). Rail Service Possible. Showings by appointment only.

