

Available SF 14,095 SF

Industrial For Lease

Building Size 50,076 SF



**Property Name:** Vernon Business Park  
**Address:** 6099 Malburg Way, Vernon, CA 90058  
**Cross Streets:** Downey Rd/Slauson Ave

24' Clearance Height  
 Dock High and Ground Level Loading  
 Corner Unit  
 2,228 SF Office Area

<b>Lease Rate/Mo:</b>	\$17,619	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	2,228 SF / 6
<b>Lease Rate/SF:</b>	\$1.25	<b>Clear Height:</b>	24'	<b>Restrooms:</b>	2
<b>Lease Type:</b>	NNN	<b>GL Doors/Dim:</b>	1	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	14,095 SF	<b>DH Doors/Dim:</b>	1	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	14,095 SF	<b>A: 200 V: 0: W:</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	TILT UP	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	3-5 years	<b>Const Status/Year Blt:</b>	Existing / 1989	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 14 / Ratio:</b>	1.0:1/	<b>Vacant:</b>	Yes
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Paved	<b>Specific Use:</b>	Warehouse/Office	<b>Market/Submarket:</b>	Commerce/Vernon
<b>Zoning:</b>	I			<b>APN#:</b>	6310-027-042
<b>Listing Company:</b>	CBRE - El Segundo				
<b>Agents:</b>	<a href="#">Cameron Merrill 310-463-1317</a> , <a href="#">Matthew Tuinstra 310-363-4873</a>				
<b>Listing #:</b>	43861632	<b>Listing Date:</b>	11/18/2025	<b>FTCF:</b>	CB000N000S000
<b>Notes:</b>	Call brokers for commission information.				

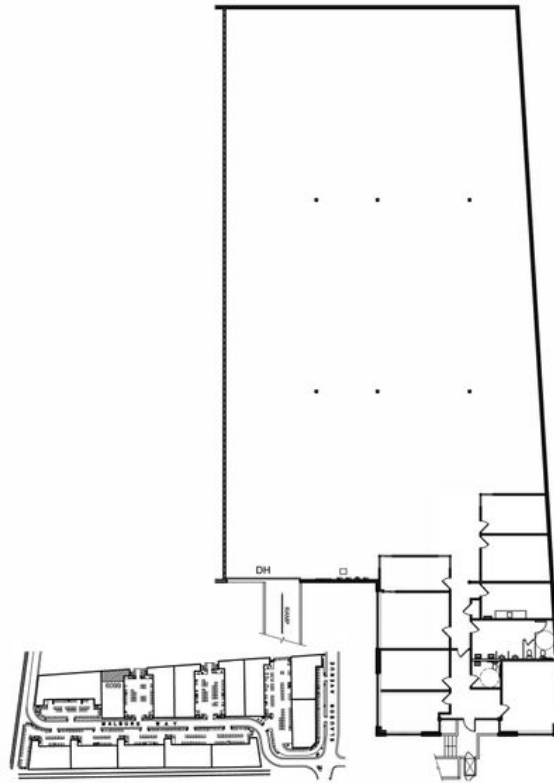


FOR LEASE

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**CBRE**

## Site Plan



**Cameron Merrill**  
Executive Vice President  
+1 310 363 4799  
[Cameron.Merrill@cbre.com](mailto:Cameron.Merrill@cbre.com)  
Lic. 01392623

**Matthew Tuinstra**  
Vice President  
+1 714 393 7753  
[Matthew.Tuinstra@cbre.com](mailto:Matthew.Tuinstra@cbre.com)  
Lic. 022111194

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