

Available SF 14,442 SF

Industrial For Lease

Building Size 50,076 SF



**Property Name:** Vernon Business Park  
**Address:** 6131 Malburg Way, Vernon, CA 90058  
**Cross Streets:** Downey Rd/Slauson Ave

Vernon Business Park  
 24' Clearance Height  
 4 Dock High Positions  
 Calculated Sprinkler System

**Lease Rate/Mo:** \$18,053  
**Lease Rate/SF:** \$1.25  
**Lease Type:** NNN / Op. Ex: \$0.41  
**Available SF:** 14,442 SF  
**Minimum SF:** 14,442 SF  
**Prop Lot Size:** POL  
**Term:** 3-5 Years  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** Paved  
**Zoning:** I

**Sprinklered:** Yes  
**Clear Height:** 24'  
**GL Doors/Dim:** 0  
**DH Doors/Dim:** 4 / 2 (10'x20')  
**A: 200 V: 277/480 O: 3 W: 4**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 1989  
**Whse HVAC:** Yes  
**Parking Spaces: 3 / Ratio:** 0.2:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 1,840 SF  
**Restrooms:** 2  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** 10/01/2026  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** Commerce/Vernon  
**APN#:** 6310-027-042

**Listing Company:** CBRE - El Segundo  
**Agents:** [Cameron Merrill 310-463-1317](mailto:cameron.merrill@cbre.com), [Matthew Tuinstra 310-363-4873](mailto:matthew.tuinstra@cbre.com)  
**Listing #:** 44542304 **Listing Date:** 03/18/2026  
**Notes:** All measurements are approximate. Lessee to verify. .415/3,000 sprinkler calculation.

**FTCF:** CB250N125S000

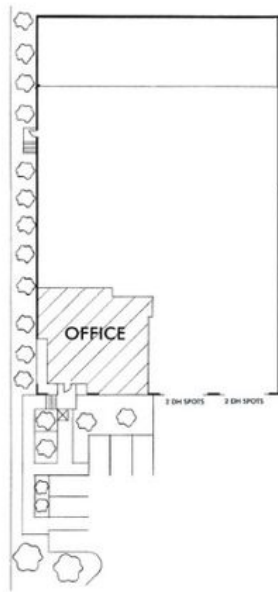
FOR LEASE

# CBRE

## Vernon Business Park

6131 Malburg Way, Vernon, CA 90058

### Site Plan



### Contact Us

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