

Available SF 12,232 SF

Industrial For Lease

Building Size 50,093 SF



**Property Name:** Vernon Business Park  
**Address:** 5981 Malburg Way, Vernon, CA 90058  
**Cross Streets:** Malburg Way/Slauson Ave

Vernon Business Park  
 Corner Unit  
 24' Ceiling Clearance  
 2 Dock High Positions

<b>Lease Rate/Mo:</b>	\$15,290	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	1,297 SF / 3
<b>Lease Rate/SF:</b>	\$1.25	<b>Clear Height:</b>	24'	<b>Restrooms:</b>	2
<b>Lease Type:</b>	NNN / Op. Ex: \$0.41	<b>GL Doors/Dim:</b>	0	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	12,232 SF	<b>DH Doors/Dim:</b>	2	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	12,232 SF	<b>A: 200 V: 277/480 O: 3 W: 4</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 Yrs	<b>Const Status/Year Blt:</b>	Existing / 1988	<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: 10 / Ratio: 0.8:1</b>		<b>Vacant:</b>	Yes
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	No	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	Commerce/Vernon
<b>Zoning:</b>	M			<b>APN#:</b>	6310-027-046

**Listing Company:** CBRE - El Segundo

**Agents:** [Cameron Merrill 310-463-1317](#), [Matthew Tuinstra 310-363-4873](#)

**Listing #:** 44114749

**Listing Date:** 01/07/2026

**FTCF:** CB250Y125S000

**Notes:** Tenant to verify all information. All measurements are approximate. CAM Fee: \$0.385 PSF.

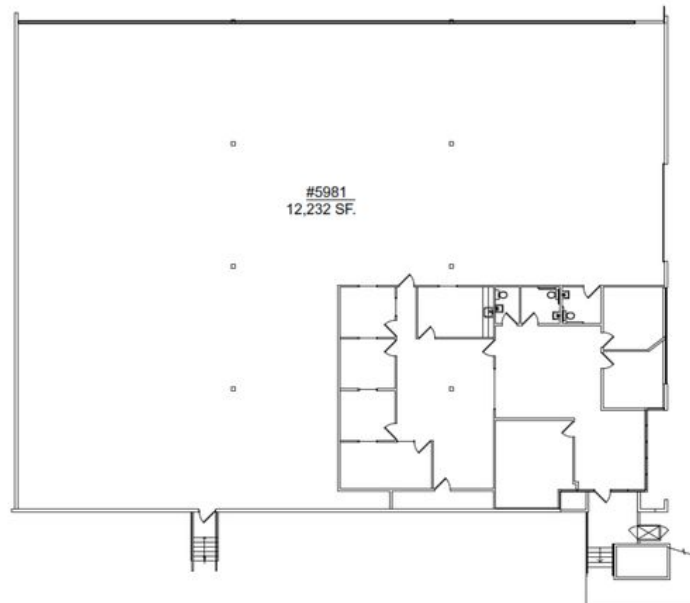
FOR LEASE

CBRE

5981 Malburg Way, Vernon, CA 90058

12,232 SF for Lease

## Site Plan



## Contact Us

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