

## Best Class A Ground Level Building in Central LA



**Address:** 2831 S Santa Fe Ave, Vernon, CA 90058

**Cross Streets:** S Santa Fe Ave/E 37th St

Great North Vernon Location

28' Clearance

8,795 SF Creative Offices (Can be Reduced)

.45/3,000 Sprinkler Calculation

**Lease Rate/Mo:** \$43,829  
**Lease Rate/SF:** \$1.15  
**Lease Type:** NNN / Op. Ex: \$0.31  
**Available SF:** 38,112 SF  
**Minimum SF:** 38,112 SF  
**Prop Lot Size:** POL  
**Term:** Acceptable to Owner  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:** \$86,451 / 2023  
**Yard:** Fenced  
**Zoning:** M

**Sprinklered:** Yes  
**Clear Height:** 28'  
**GL Doors/Dim:** 5 / 1 (18'x17'), 4 (12'x14')  
**DH Doors/Dim:** 1 / 12'x14'  
**A: 400 V: 270/480 O: 3 W: 4**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 1960R09  
**Whse HVAC:** No  
**Parking Spaces: 47 / Ratio: 1.2:1/**  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution

**Office SF / #:** 8,795 SF / 12  
**Restrooms:** 7  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** Commerce/Vernon  
**APN#:** 6302-006-025

**Listing #:** 40632766

**Listing Date:** 06/25/2024

Industrial | For Lease

# 2831 S Santa Fe Avenue

Vernon, CA

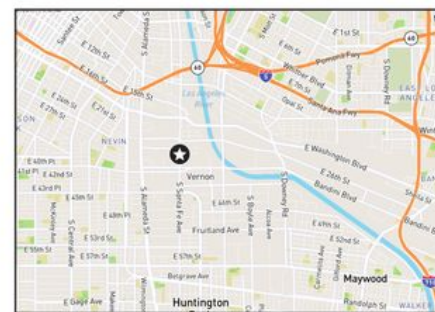
## SITE PLAN



## HIGHLIGHTS

- Great North Vernon Location
- 28 Foot Clearance
- 8,795 SF Creative Offices
- .45/3000 Sprinkler Calculation

## LOCATOR MAP



## Contact Us

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