

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: \$36,206
Lease Rate/SF: \$0.95
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 Company: CBRE - El Segundo

Agents: [Jeff Stephens 213-952-0174](mailto:jeffrey.stephens@cbre.com), [Evan Crawford 213-613-3332](mailto:Evan.Crawford@cbre.com), [Jack Mergenthaler 310-363-4946](mailto:Jack.Mergenthaler@cbre.com)

Listing #: 40632766

Listing Date: 06/25/2024

FTCF: CB3000N000S000

Notes: Lessee to verify all information. OpEx estimate to be \$0.31 PSF.

Industrial | For Lease

2831 S Santa Fe Avenue

Vernon, CA

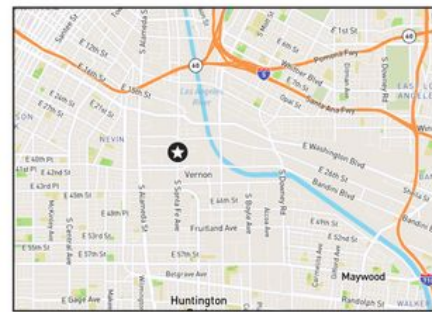
SITE PLAN



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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