

## 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

<b>Lease Rate/Mo:</b>	\$47,640	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	8,795 SF / 12
<b>Lease Rate/SF:</b>	\$1.25	<b>Clear Height:</b>	28'	<b>Restrooms:</b>	7
<b>Lease Type:</b>	NNN / Op. Ex: \$0.31	<b>GL Doors/Dim:</b>	5 / 1 (18'x17'), 4 (12'x14')	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	38,112 SF	<b>DH Doors/Dim:</b>	1 / 12'x14'	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	38,112 SF	<b>A: 400 V: 270/480 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>	Acceptable to Owner	<b>Const Status/Year Blt:</b>	Existing / 1960R09	<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: 47 / Ratio: 1.2:1</b>		<b>Vacant:</b>	Yes
<b>Taxes:</b>	\$86,451 / 2023	<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Fenced	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	Commerce/Vernon
<b>Zoning:</b>	M			<b>APN#:</b>	6302006025
<b>Listing Company:</b>	CBRE - El Segundo				
<b>Agents:</b>	<a href="mailto:jeffrey.stephens@cbre.com">Jeff Stephens 213-613-3761</a> , <a href="mailto:jack.mergenthaler@cbre.com">Jack Mergenthaler 310-363-4946</a> , <a href="mailto:evan.crawford@cbre.com">Evan Crawford 213-613-3332</a>				
<b>Listing #:</b>	40632766	<b>Listing Date:</b>	06/25/2024	<b>FTCF:</b>	CB3000N000S000
<b>Notes:</b>	Lessee to verify all information. OpEx estimate to be \$0.31 PSF.				

Industrial | For Lease

# 2831 S Santa Fe Avenue

Vernon, CA

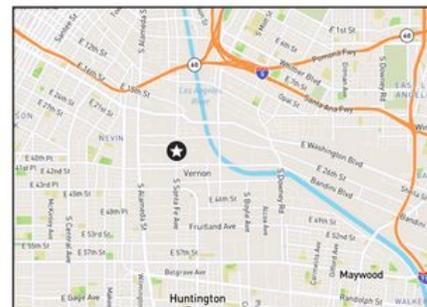
**SITE PLAN**



**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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