



# 2750 Fruitland Ave

VERNON, CA 90058

## FOR LEASE



**Kidder  
Mathews**

**TOM HOLLAND, SIOR, CCIM, CPM**

EVP, Shareholder

323.270.8456

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LIC N° 01186709

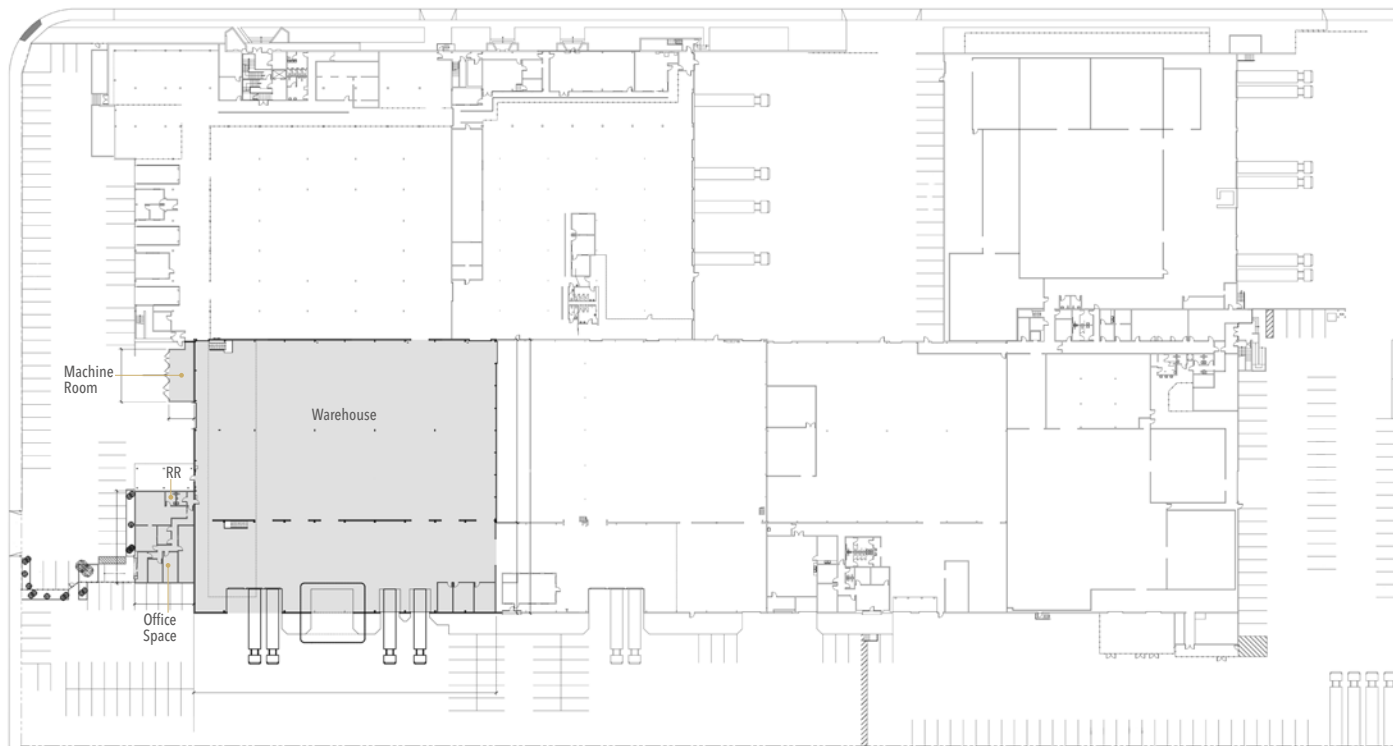
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## Site Plan



**39,352 SF**

MANUFACTURING /  
WAREHOUSE FACILITY

**2,419 SF**

OFFICE SPACE (TO SUIT)

**36,933 SF**

WAREHOUSE SPACE

**\$0.76**

PER SQUARE FOOT RENT

**\$0.03**

PER SQUARE FOOT CAM

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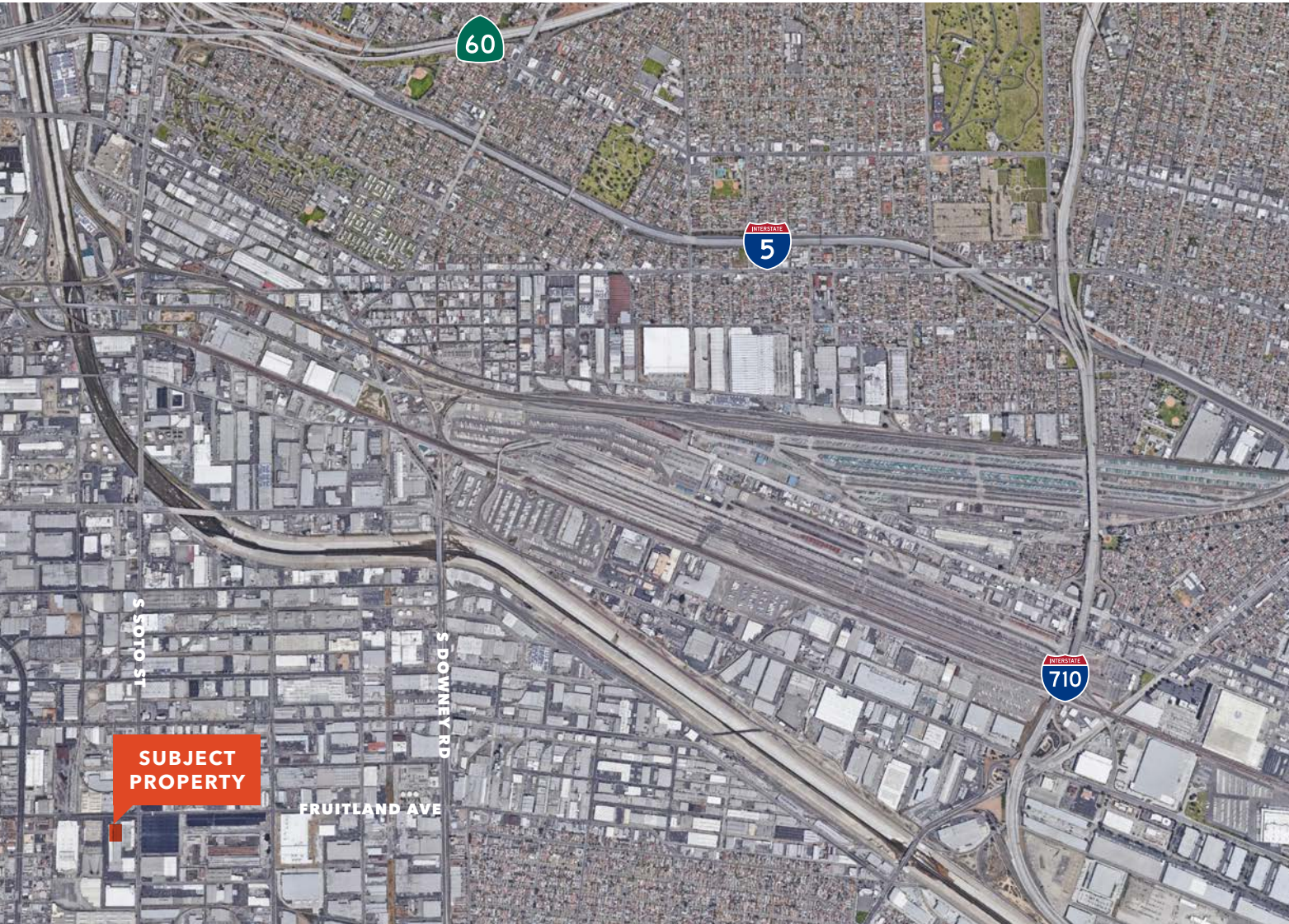
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## **BUILDING HIGHLIGHTS**

**2,419 SF** office space

**36,933 SF** warehouse space

**25'** clear height

\*fire sprinklers may only allow tenants to stack up to 17'

**5** dock high doors

**2** ground level doors

**HEAVY** power

**LARGE** truck court

**20** parking spaces

**ASKING RATE** \$0.85 PSF

**\$0.03** PSF CAM

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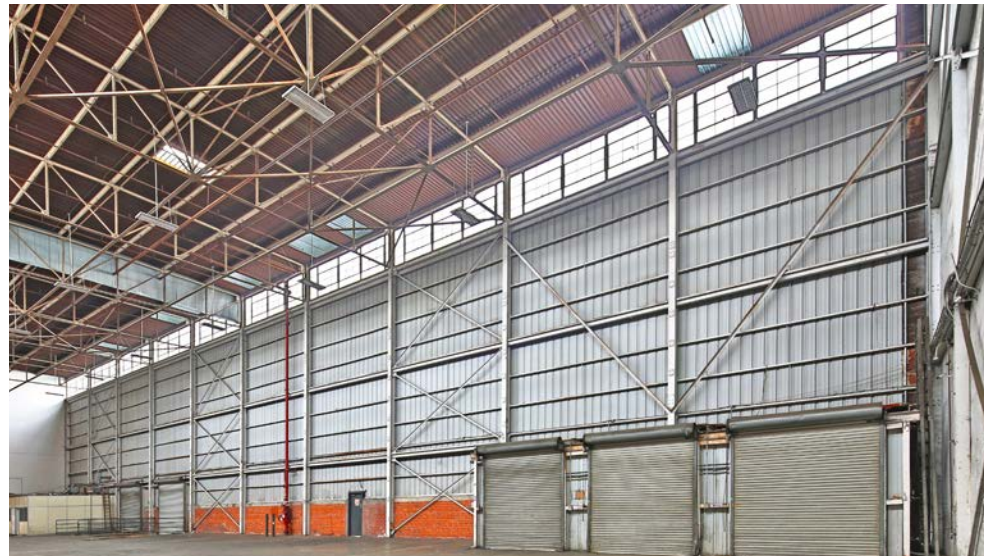
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