

232,229 SF

Industrial Space For Lease



PrologisVernonBusinessCenter.com

Prologis Vernon Business Center

5215 S. Boyle Avenue, Building 2
Vernon, CA 90058 USA



LOCATION

- Central Los Angeles County Location
- Excellent Access to Major Freeways, Downtown Los Angeles, and the Ports of Los Angeles and Long Beach

FACILITY

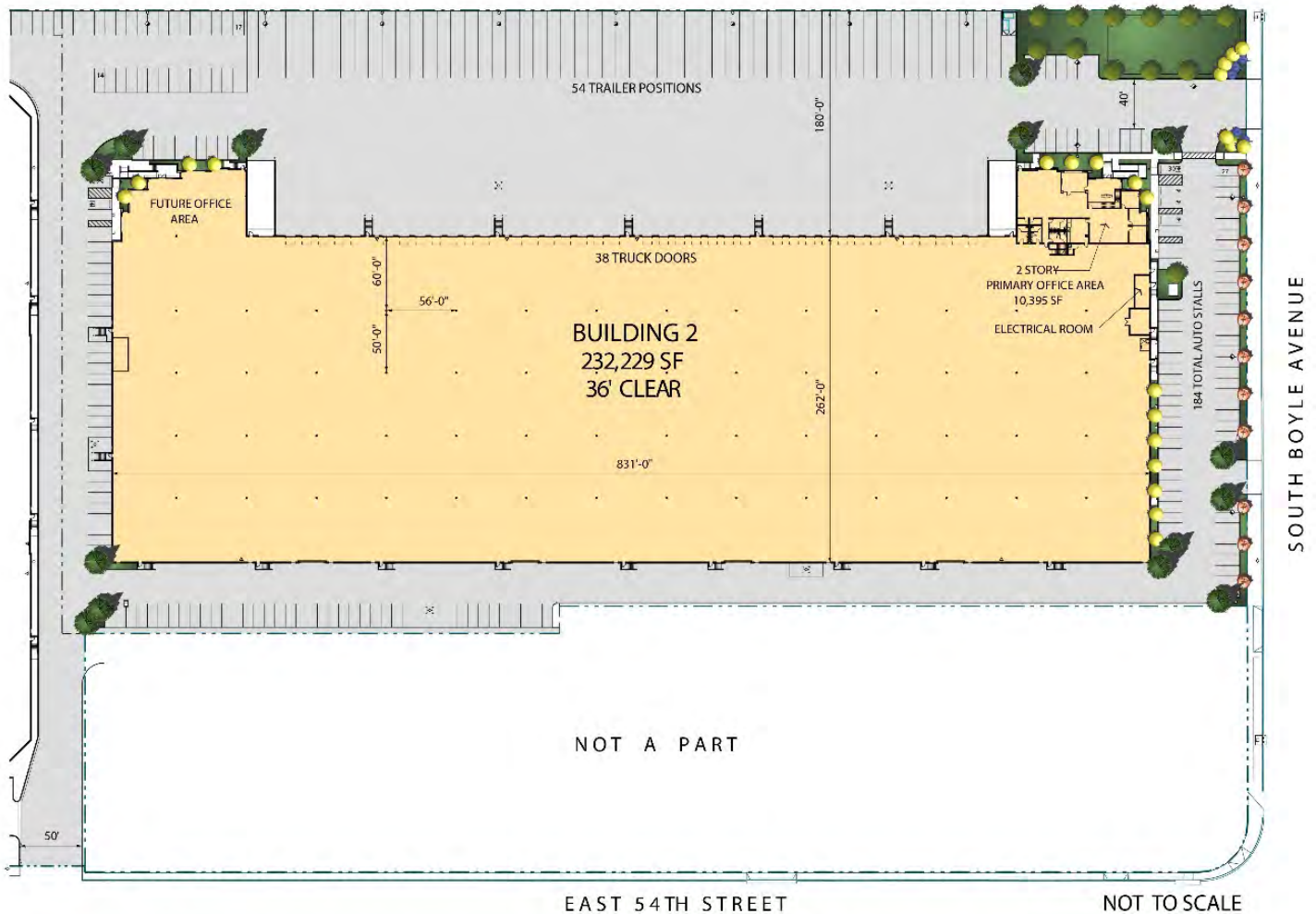
- Brand New Class "A" Prologis Development
- 10,395 SF Corporate Offices
- 36' Clearance
- E.S.F.R. K25 40 PSI Sprinklers
- 38 Dock High Doors/54 Trailer Stalls
- 180' Turning Radius/100% Concrete Truck Court
- 2 Ground Level Ramps
- Fenced Yard Possible
- 60' Staging Bay & 50' x 56' Column Spacing
- 184 Car Parking (More Possible)
- 2,000 Amps (4,000 Possible)
- White Scrim Foil/Painted Warehouse Walls
- 8" Concrete Warehouse Slab
- 2.5% Skylights

ADVANTAGES AND AMENITIES

- City of Vernon "Exclusively Industrial"
- No Gross Receipts Tax
- Low Business License Fees
- Consistently Low Vernon Utility Rates

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