

Available SF: 52,080

Total Building SF: 52,080



Address: 6074 Malburg Way, Bldg 143, Unit 6074, Vernon, CA 90058
Cross Streets: E Slauson Ave / Malburg Way
Park Name: Vernon Business Park

8 Dock High Positions
24' Clearance Height
.415/3000 Calculated Sprinkler System

Lease Rate/Mo: \$31,769
Lease Rate/SF: \$0.61
Lease Type: NNN
Terms: 5-10 Years
Price/SF: --
Sale Price: --
Taxes: --
Available SF: 52,080
Minimum SF: 52,080
Prop Lot Size: 82,915 SF / 1.9 AC
Yard: Paved
Zoning: VE.M

Construction Type: Tilt-up
Const Status/Year Blt: EXIST / 1988
Sprinklered: Yes
Ground Lvl Drs/Dim: 0 / --
Dock High/Dim: 8 / 4: 10x20
Clear Height: 24
Heat/Cool: None
Roof Type: --
A: 400 V: 480 Ø: 3 W: --
Parking Spaces: 51 /Bldg Ratio: 0.9:1
Rail Service: No
Specific Use: Bulk WHSE

Office SF / #: 6,580 / --
Restrooms: 4
Office Air: Yes **Office Heat:** Yes
Finished Ofc Mezz: 1,500 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 06/01/17
To Show: Call Agent
Region: LA Central/Commerce/Vernon
Thomas Guide: --
APN#: 6310-027-050

Listing Company: CBRE - El Segundo (310) 363-4900

Agents: Cameron Merrill (310) 363-4799, Jack Mergenthaler (310) 363-4946, John Privett (310) 363-4800

Property/Listing/Ste #: 698398/1642238/2622532

Listing Date: 05/02/2016

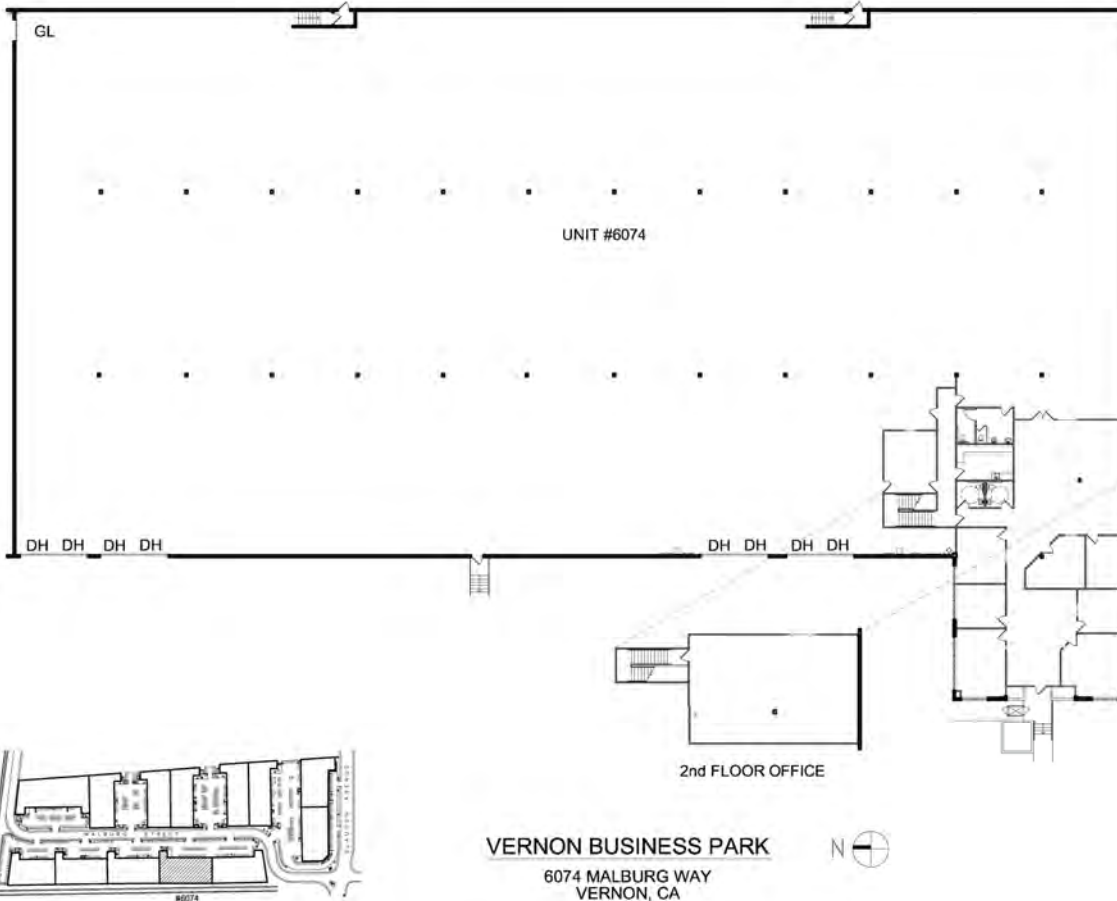
FTCF: CB250N000S000/AOAA

Notes: All measurements are approximate. Lessee to verify. Fire Sprinklers: .415/3,000. Property Lot Size: POL.

FOR LEASE

6074 MALBURG WAY

VERNON, CA 90058



FOR MORE
INFORMATION
PLEASE
CONTACT

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INDUSTRIAL FOR LEASE

AVAIL SF: 31,562

TOTAL BLDG SF: 50,080



ADDRESS 6116 MALBURG WY, VERNON CA ZIP 90058

**24' CEILING CLEARANCE HEIGHT
4 DOCK HIGH POSITIONS
.415/3000 SPRINKLER CALCULATION**

LEASE RENTAL \$ 22,409 /mo Gross _____ Net 0.710 Term 5-10 YEARS
SALE PRICE \$ NFS Price/SF \$ _____ Possession D-06/01/18 Tax \$ 75,472.00 Yr 2017-2018
Avail SF 31,562 Power A 400 V 277-480 Ø 3 W 4
Min. SF 31,562 Heat HVAC Cooling HVAC PWR Notes VERIFY
Land SF POL Truck Hi Pos 4 Dim 2:19x10
Const CTU Roof LAM Grd Lev Drs 0 Dim _____
Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 3
Sprinklered YES Min Clear Height 24 OFFICE DATA Office SF 1,300 # 2
Pkg _____ Yard No Yr Blt 1988 A/C TBD Heat TBD Fin Ofc Mezz SF 0 Incl in Avail SF N
Thomas Bk Pg# 675-B6 Zone M To Show Call Broker - FOR APPOINTMENT Sp. Feat. _____
AGENT Cameron Merrill (310)363-4799, John Privett (310)363-4800, Region C Listing # 1330169
Jack Mergenthaler (310)363-4946 FIRM CBRE 01/19/18
FTCF CB250N125S000/AOAA Notes TENANT TO VERIFY ALL INFORMATION. ALL MEASUREMENTS ARE APPROXIMATE.

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.
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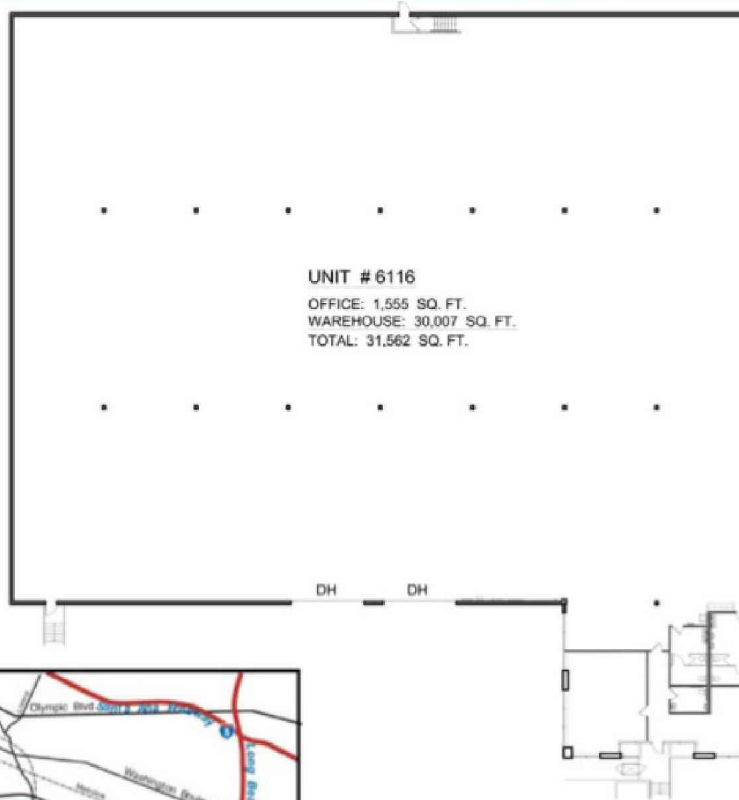


FOR LEASE

6116 MALBURG WAY

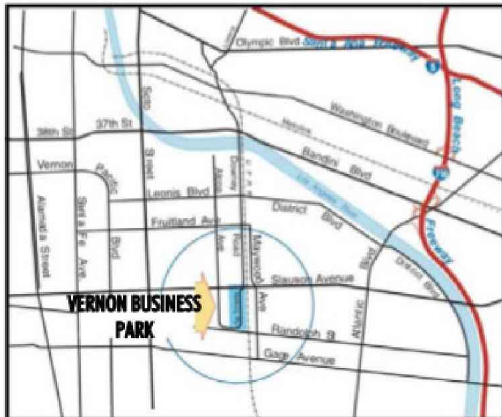
VERNON, CA 90058

L | B | A
REALTY



UNIT # 6116

OFFICE: 1,555 SQ. FT.
WAREHOUSE: 30,007 SQ. FT.
TOTAL: 31,562 SQ. FT.



FEATURES:

- 24' Ceiling Clearance Height
- 4 Dock High Positions
- .415/3000 Sprinkler Calculation

FOR MORE
INFORMATION
PLEASE
CONTACT

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