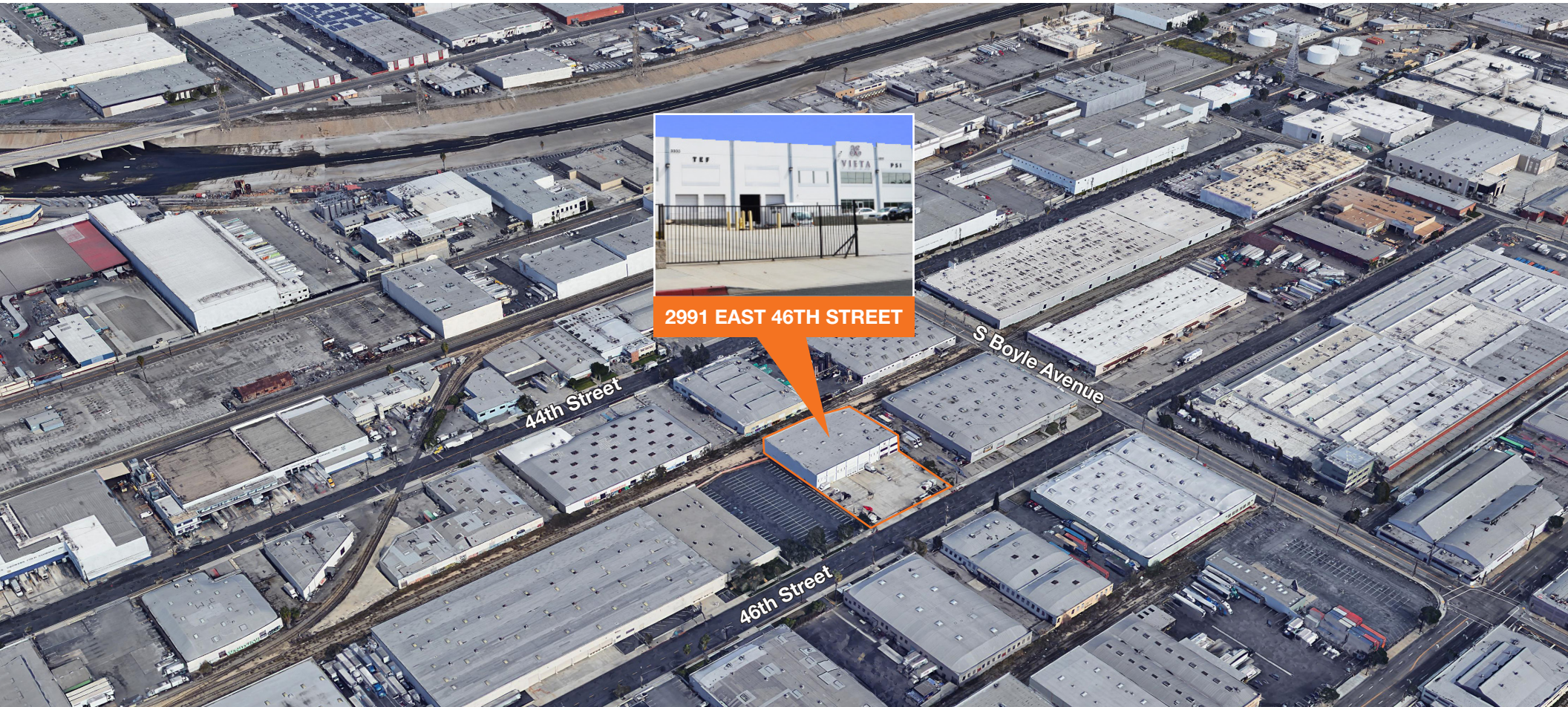


2991 East 46th Street

Vernon, California 90058



2991 EAST 46TH STREET

FOR LEASE

A High Image, Freestanding Building
Located in General Merchandise Row

Nick Arnst
323.837.4033
narnst@kiddermathews.com
Lic #01927768

kiddermathews.com

km Kidder
Mathews

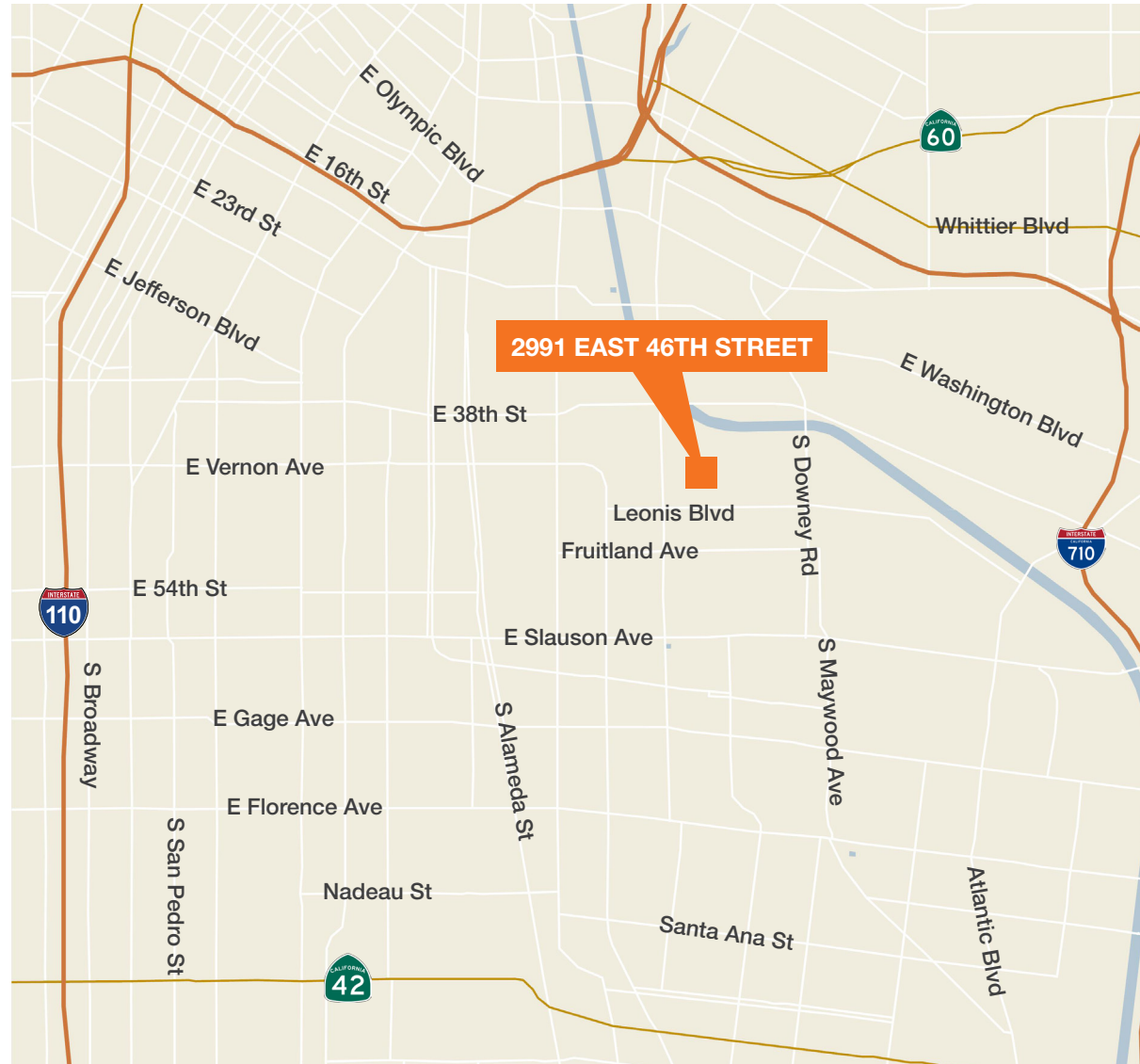
2991 East 46th Street

Vernon, California 90058

Features

AVAILABLE	±24,070 SF
LEASE RATE	\$19,737/Month \$0.82 PSF Gross
YEAR BUILT	2001
CLEAR HEIGHT	23' - 24'
LOADING	One (1) ground level door Four (4) dock high doors
SPRINKLER	Calculated system .37/2024

2991 East 46th Street includes 2-story executive offices, and a fully secured and gated yard.



Nick Arnst
323.837.4033
narnst@kiddermathews.com
Lic #01927768

kiddermathews.com



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.