

# 3835

E. VERNON ST.



# FOR LEASE

## 12,440 SF WAREHOUSE SPACE WITH HIGH-END DESIGN DETAILS





## HIGHLIGHTS

- Outstanding East Long Beach location
- Suited for wholesale food processing through the City of Long Beach
- Air conditioned with multiple zones including the warehouse
- Excellent industrial or flex/R&D space
- Convenient 405, 605 & 710 Freeway Access
- Fully refurbished with high-end modern design details
- Security cameras throughout
- Ample Power - 600 Amps
- One (1) Dock High / 12'x14', 24' well  
One (1) Ground Level / 12'x14'



Bellflower Blvd.

Willow Street

Grand Avenue

3835

Vernon Avenue



# 3835

EAST VERNON STREET  
LONG BEACH, CA 90815

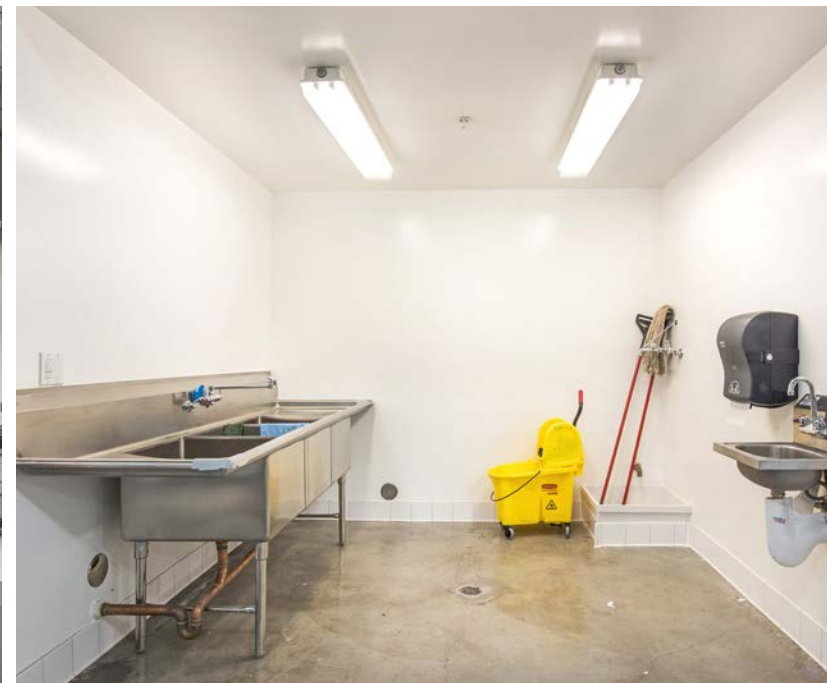
<b>Lease Rate:</b>	\$1.15/SF Gross (\$14,300/month)
<b>Available:</b>	12,440 SF
<b>Office Size:</b>	1,625 SF
<b>Mezzanine Size:</b>	920 SF
<b>Lot Size:</b>	23,363 SF
<b>Year Built:</b>	1981
<b>Clear Height:</b>	19'
<b>Dock High:</b>	One (1) / 12' x 14'; 24' truck well
<b>Ground Level:</b>	One (1) / 12' x 14'
<b>Zoning:</b>	LBPD7
<b>APN:</b>	7218-002-004

## Description:

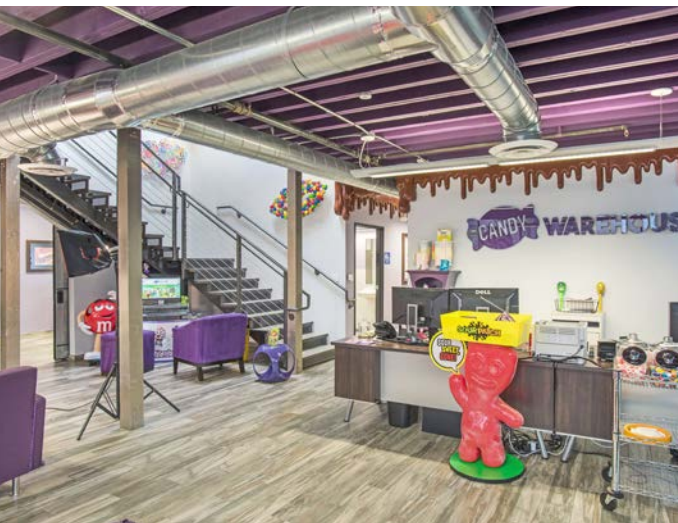
The subject property is an office and warehouse space with HVAC units throughout the building, with multiple zones except in the truck well and ground door area. The entire building has energy efficient clean white lighting and motion sensors in the warehouse. Excellent for industrial or flex/R&D space. It includes a newly installed air curtain leading to the warehouse, a dedicated wash station, and a 2nd floor 400 SF mezzanine with wide view of the ground floor warehouse space. This building's most unique feature are the fully refurbished office areas with residential type details and features. The property is located just a few blocks south of the Long Beach Airport with convenient access to the 405, 605 & 710 freeways.

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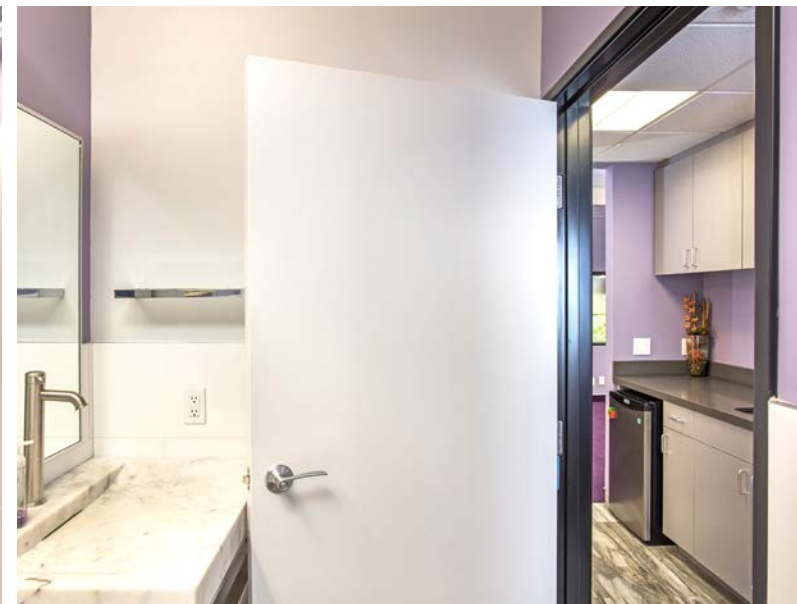
# DOCKING & WAREHOUSE SPACE



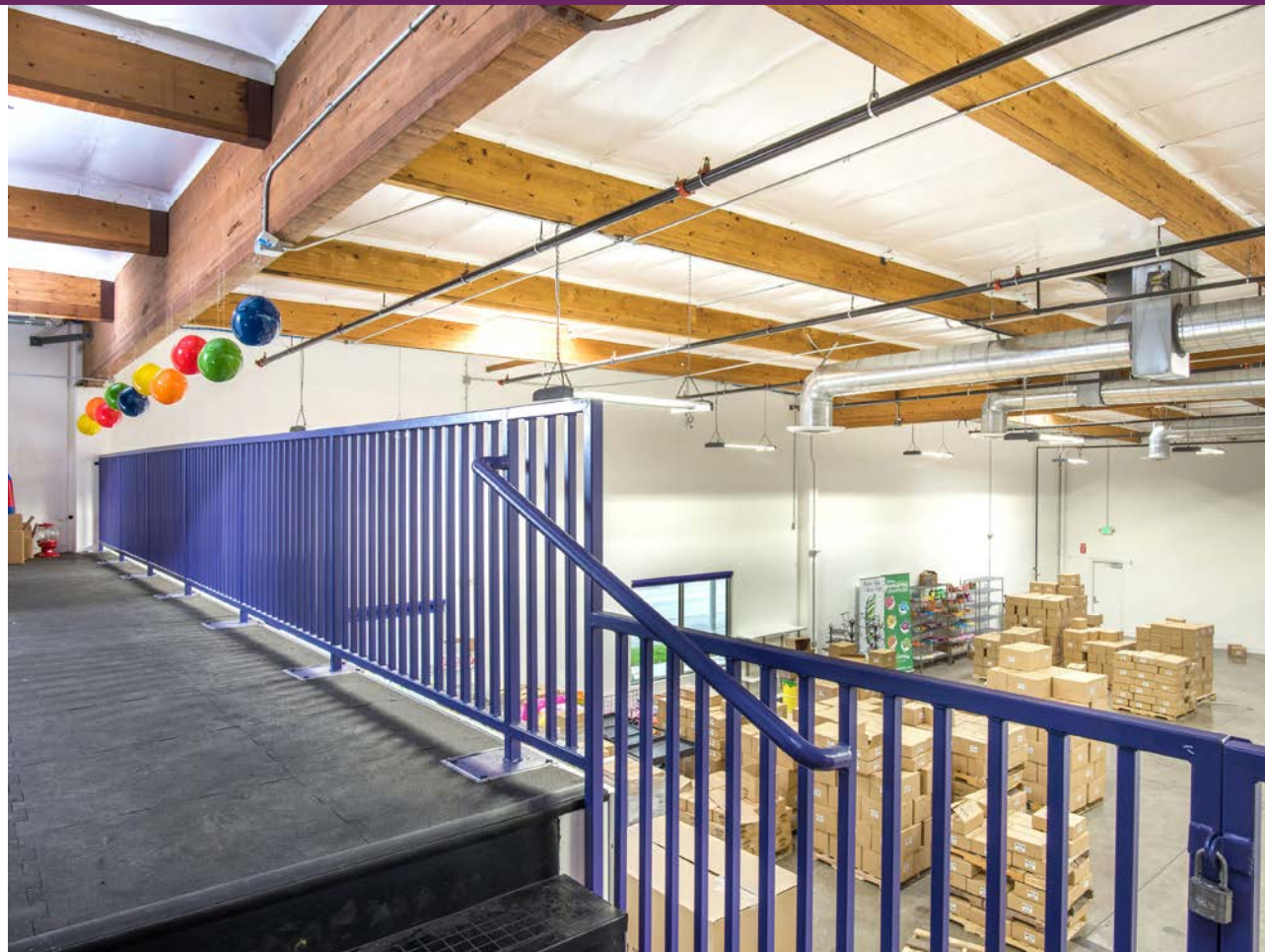
# OFFICE SPACE



# OFFICE & MEZZANINE

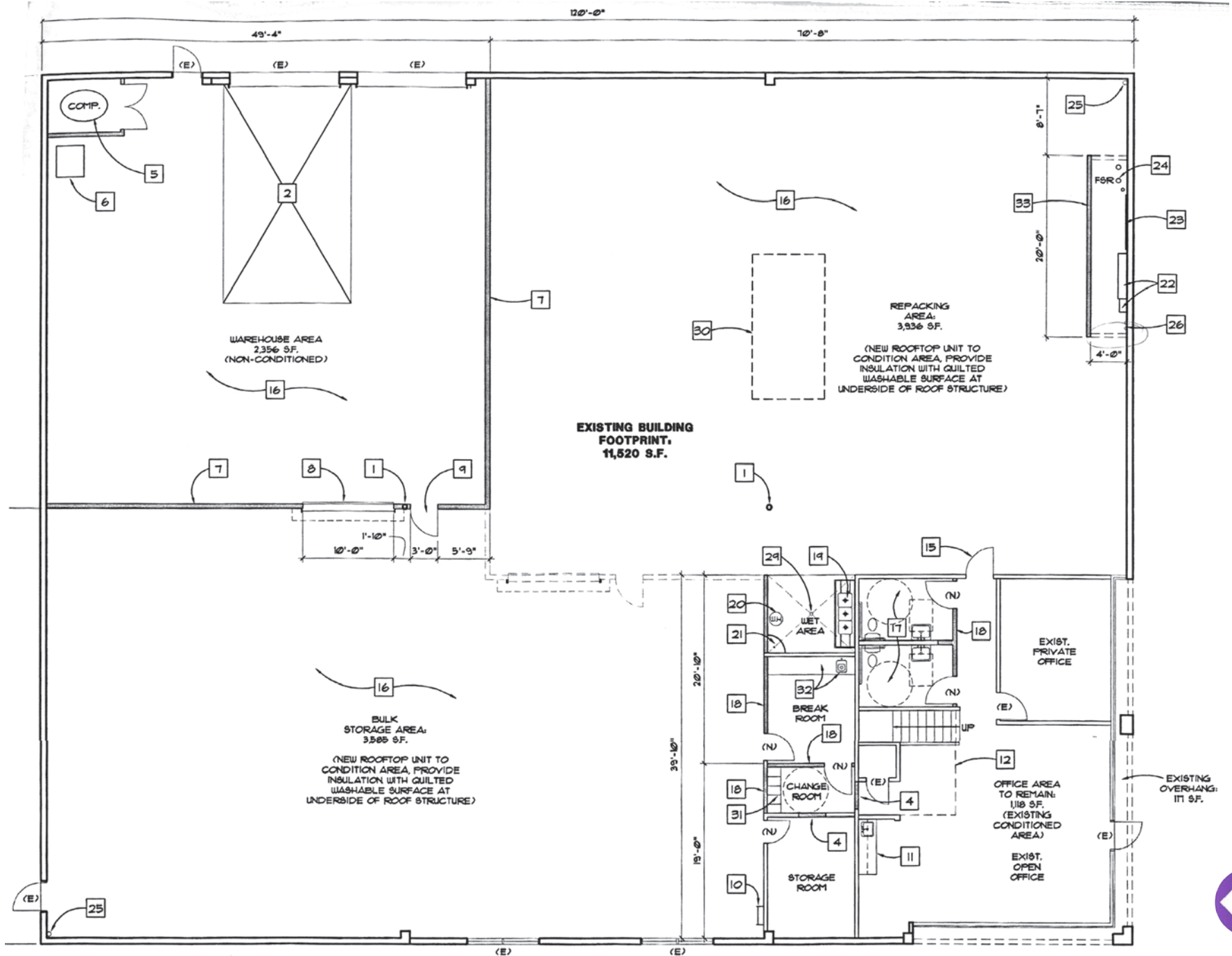


# ADDITIONAL OFFICE & MEZZANINE



# FLOOR PLAN

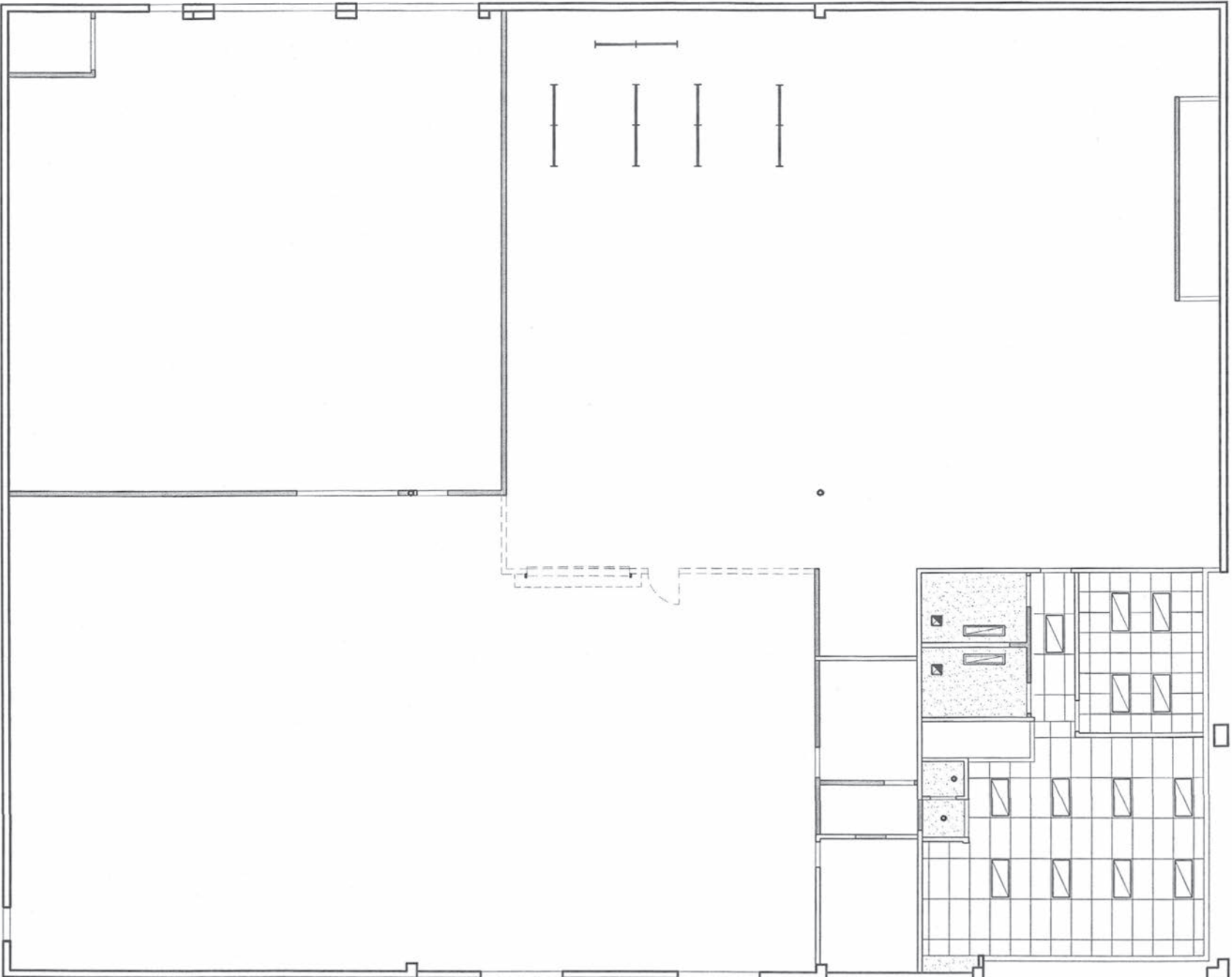
(1st Floor)





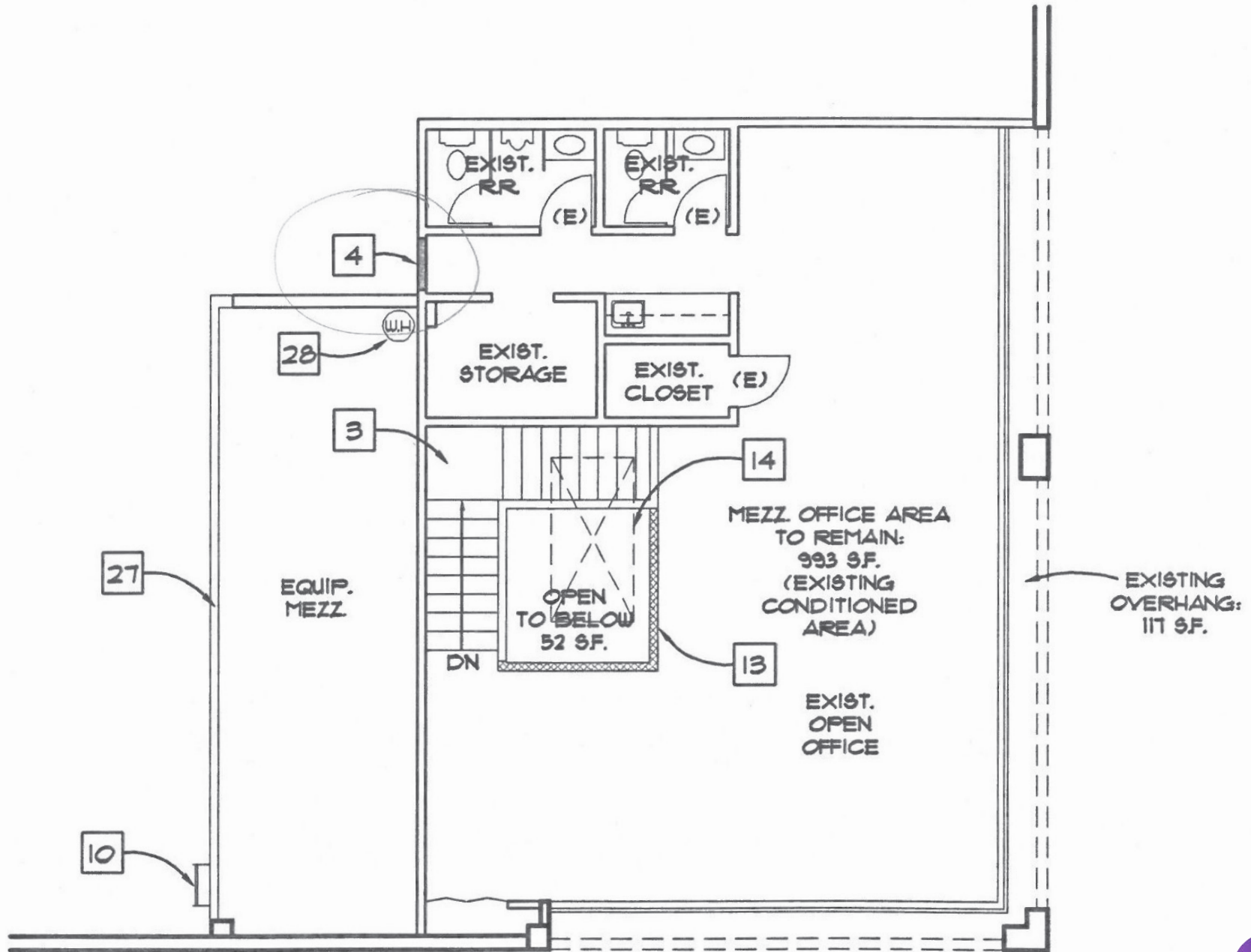
# WAREHOUSE FLOOR PLAN

(1st Floor)



# MEZZANINE

(2nd Floor)



# PARCEL MAP



**Traffic Circle Marketplace (Partial List)**

**3835 E. VERNON ST.  
LONG BEACH, CA 90815**



**Kilroy Airport  
Long Beach Airport (LGB)**



**5.2 MILES FROM  
DOWNTOWN  
LONG BEACH**



**10 MILES FROM  
PORTS OF LONG  
BEACH & LOS  
ANGELES**



**2.6 MILES FROM  
DOUGLAS PARK  
INDUSTRIAL  
CENTER**

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