

COMSTOCK INDUSTRIAL CENTER @ VERNON

3270 E. Washington Boulevard

FOR LEASE OR SALE
73,777 SF



NEWMARK

Comstock
Realty Partners



3270 E. Washington Boulevard Vernon, CA



For Lease or Sale:
73,777 SF



**High Identity
Corner Location**



**Class 'A' Brand
New Construction**



**8,364 SF (Two-Story)
Offices**



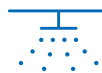
8 Dock High Positions
*35,000 LB PIT LEVELERS
AT EVERY OTHER POSITION
1 Drive In Door Via Ramp



100% Concrete Yard



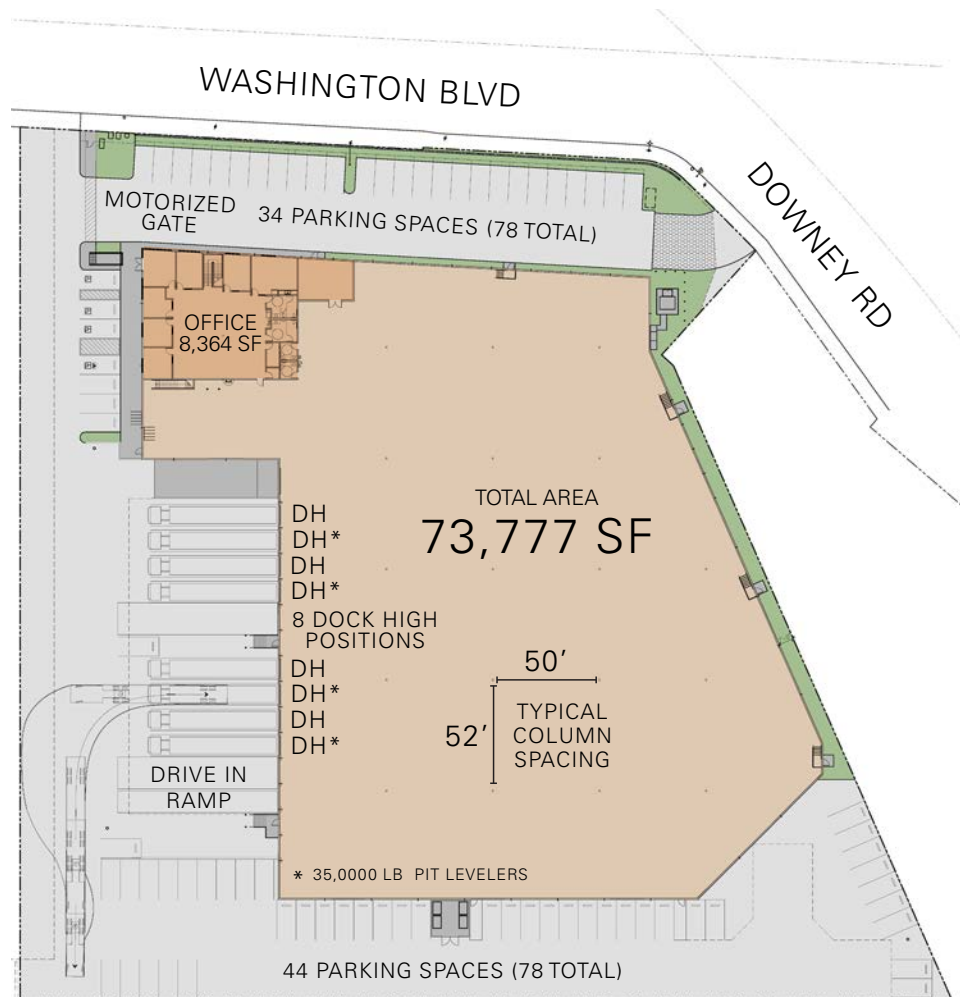
36' Clearance



ESFR K-25 Sprinklers



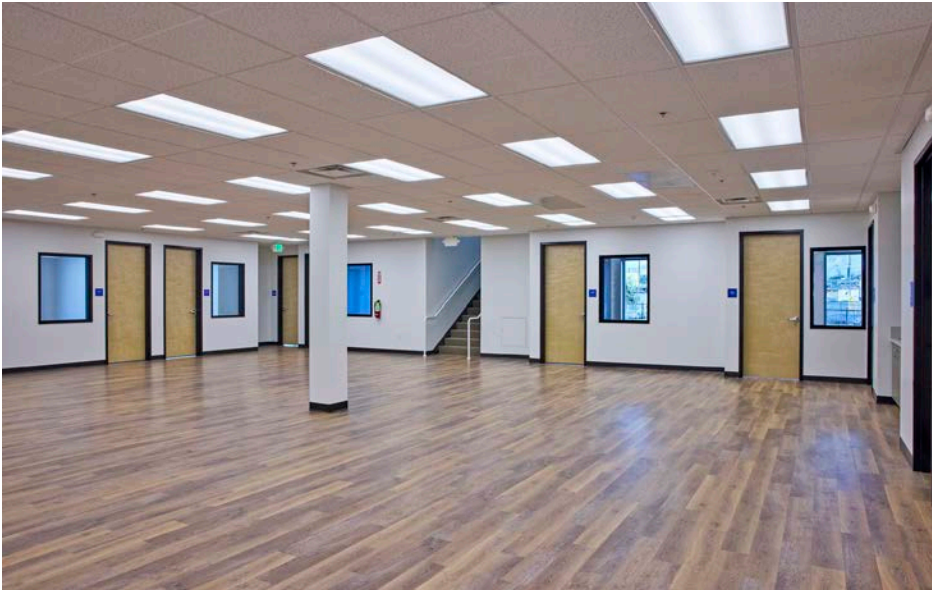
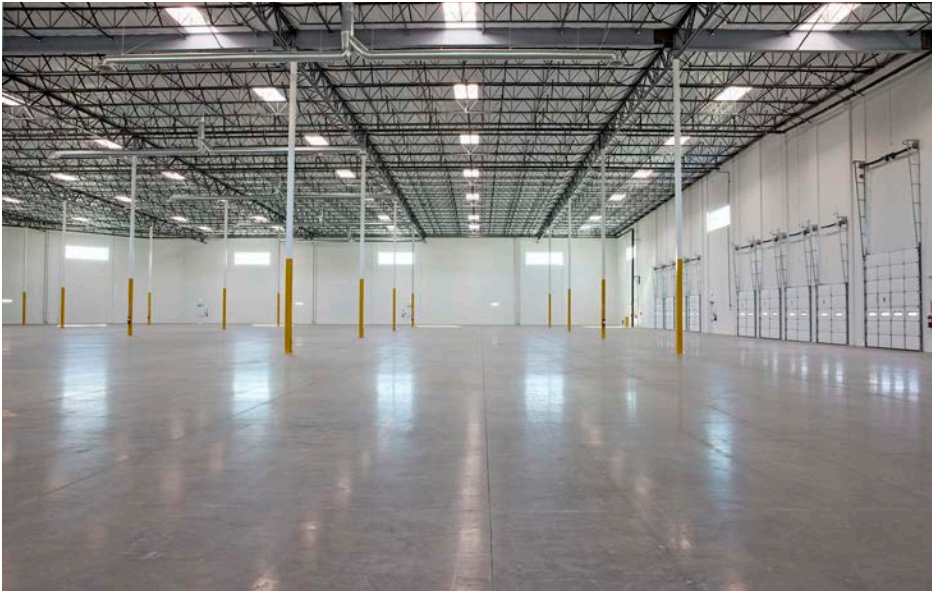
4,000 Amps Service



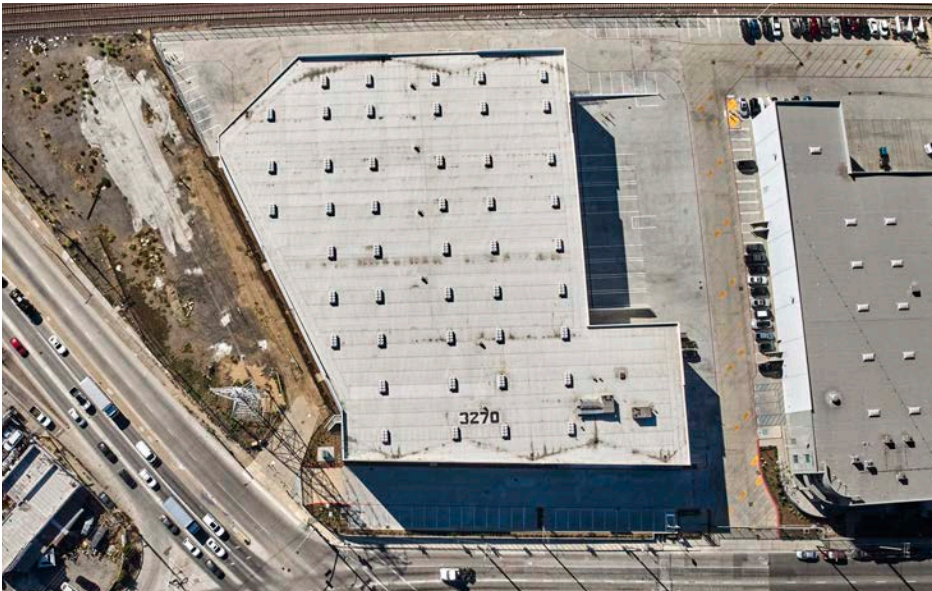
NOT TO SCALE



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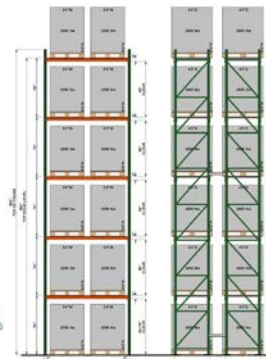
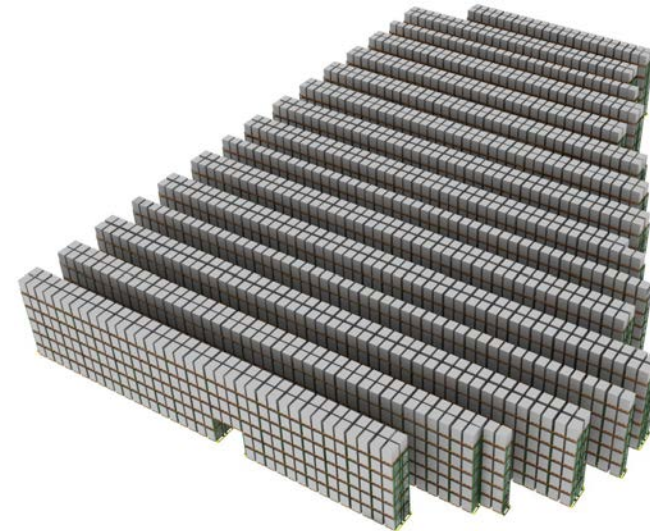
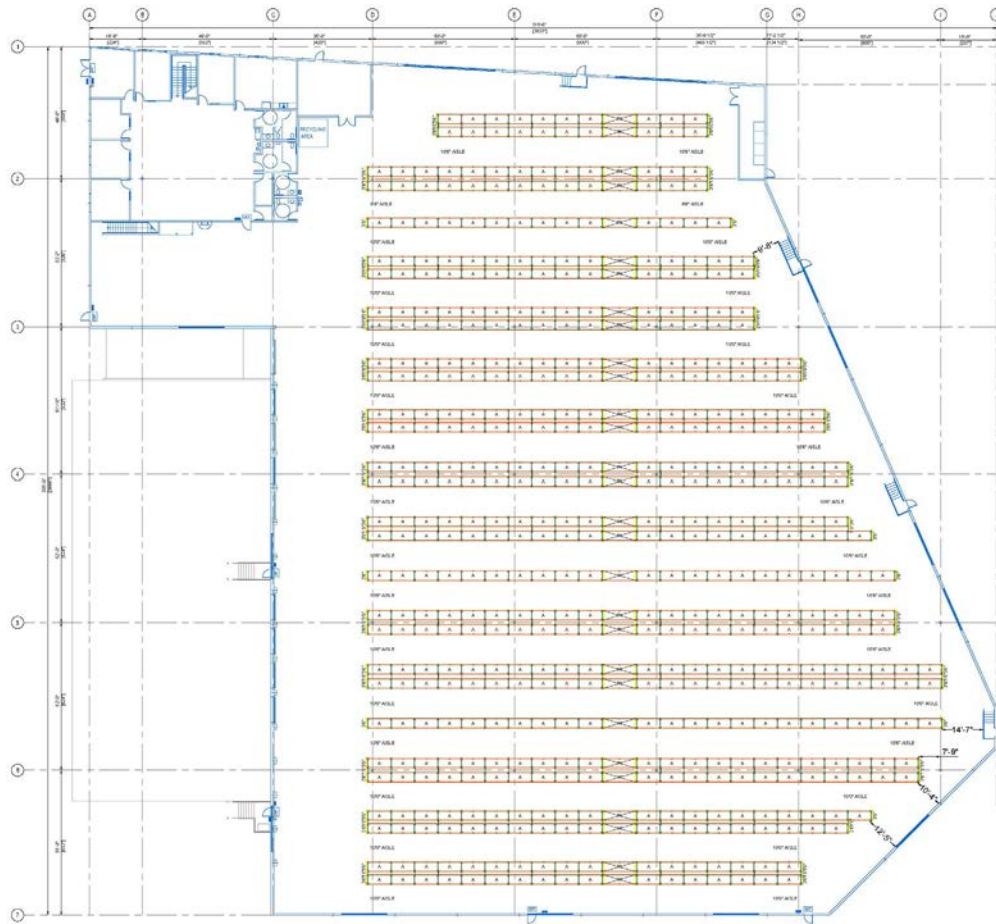


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CONCEPTUAL RACKING LAYOUT



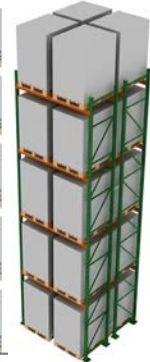
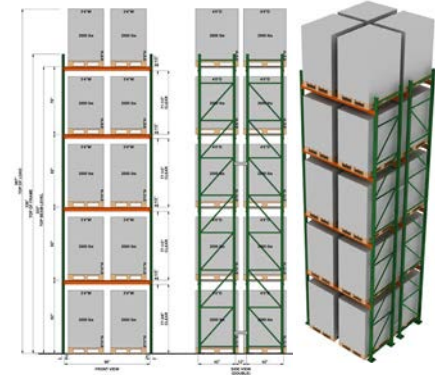
60" Tall Pallet



Total Pallet Positions

- Approximately 6,540 Pallet Positions (60" Tall Pallet)
- Approximately 5,421 Pallet Positions (72" Tall Pallet)

72" Tall Pallet



RACKING DESIGN CONTACT:
UNITED MATERIAL HANDLING

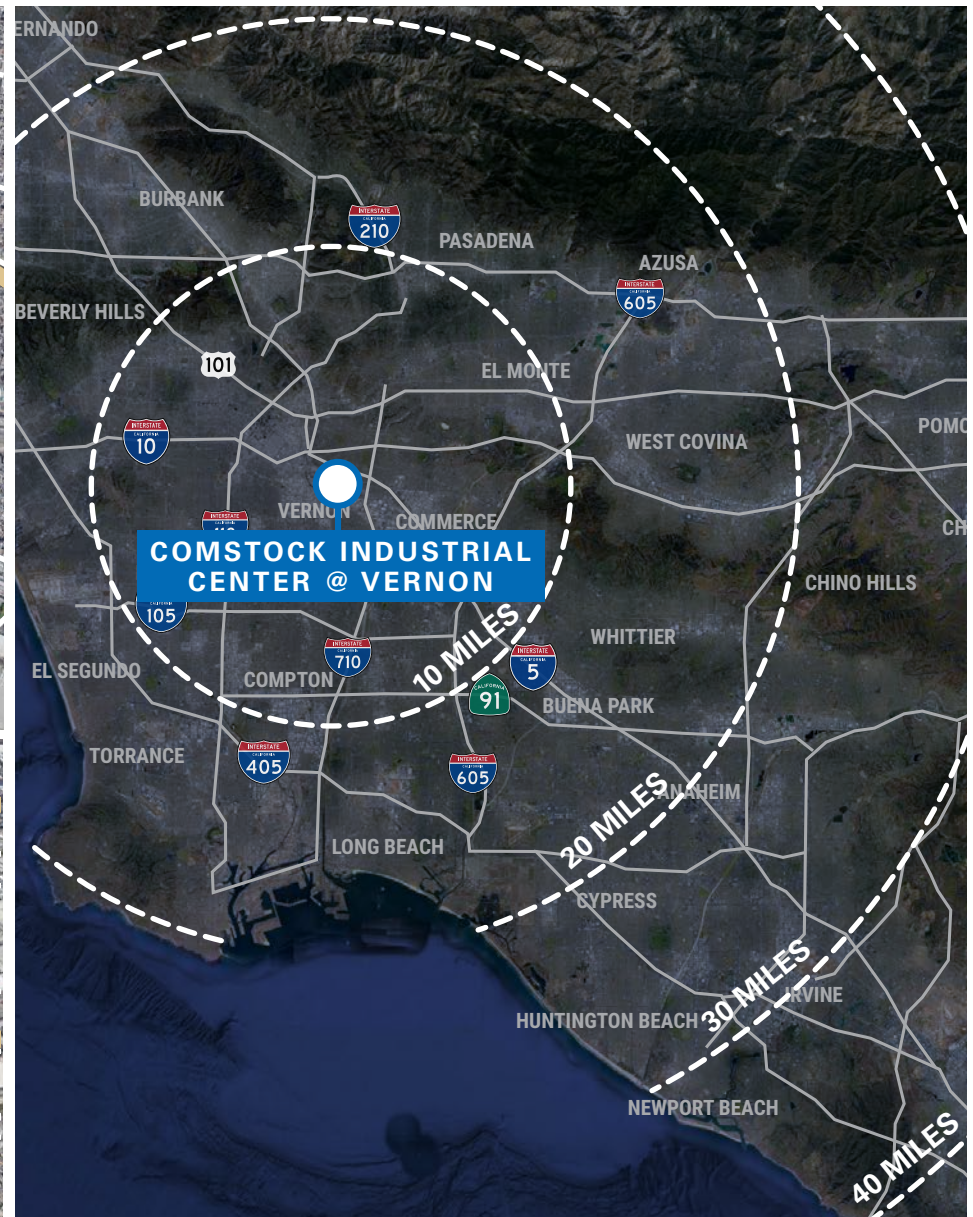
GREG HANOIAN
PH: (951) 657-4900
E: ghanoian@unitedmh.com

- 10'0 Aisles
- 60" Tall Pallets
- 72" Tall Pallets
- 96" Storage Beam
- 144" Storage Beam
- Accessories Upon Request

No warranty or representation is made to the accuracy of the conceptual racking plan or rendering racking plan. No liability of any kind is to be imposed on the broker or owner herein and shall not be held responsible for any decisions made based on such information.



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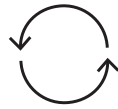


COMSTOCK INDUSTRIAL CENTER @ VERNON

Discover Vernon's Business-Friendly Competitive Advantages Today!



STRATEGIC
LOCATION
& ACCESS



COST & TIME
EFFICIENCY



FINANCIAL
INCENTIVES



EXCEPTIONAL
CITY SERVICES



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