COMSTOCK INDUSTRIAL CENTER @ VERNON 3270 E. Washington Boulevard FOR LEASE OR SALE 73,777 SF 3270 **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 *35,0000 LB PIT LEVELERS AT EVERY OTHER POSITION 1 Drive In Door Via Ramp 100% Concrete Yard



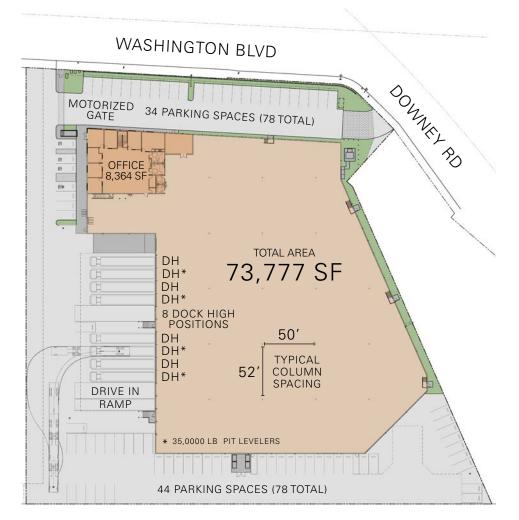




36' Clearance

ESFR K-25 Sprinklers

4,000 Amps Service



NOT TO SCALE























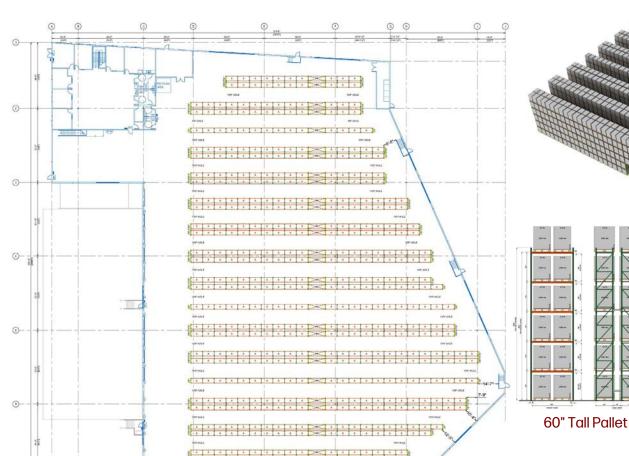


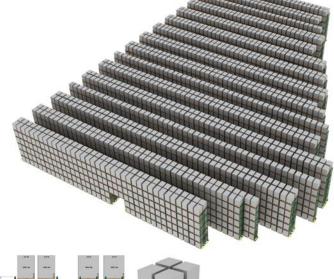






CONCEPTUAL RACKING LAYOUT





Total Pallet Positions

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

72" Tall Pallet

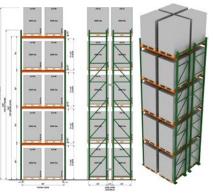


RACKING DESIGN CONTACT: UNITED MATERIAL HANDLING

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

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.

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

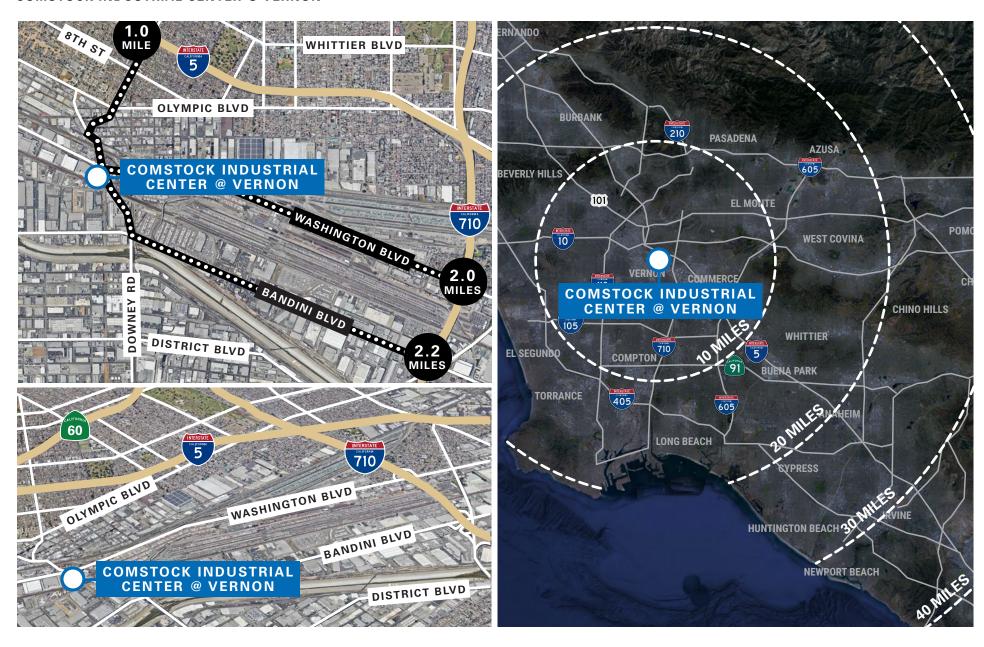
















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