

2801

EAST 46TH

For Lease

120,960 SF Industrial/
Office Facility



Unlimited Options & Possibilities

2801

EAST 46TH

All Type of Varied Use
Superior Efficiency
Spacious Workspace
120,960 SF Logistics Facility
60,000 SF Office

2801 E 46th street in Vernon, California is strategically positioned in the heart of Los Angeles County, with central access to the 5, 10, 110, 60 and the 710 freeway. With its prime location, this property is an ideal choice for a host of uses, providing excellent connectivity to dense populations, major ports, and neighboring industrial hubs.

PROPERTY FEATURES



AVAILABLE
BUILDING
120,960 SF



DURABLE BUILDING
Brick Construction



SECURITY
**Secured
Fenced Yard**



SITE SIZE
3.94 Acres



DOCK HIGH
LOADING
12 positions



ENERGY
EFFICIENT
**Solar Panels
on Roof**



OFFICE SIZE
60,000 SF
large block



GROUND LEVEL
LOADING
1 position



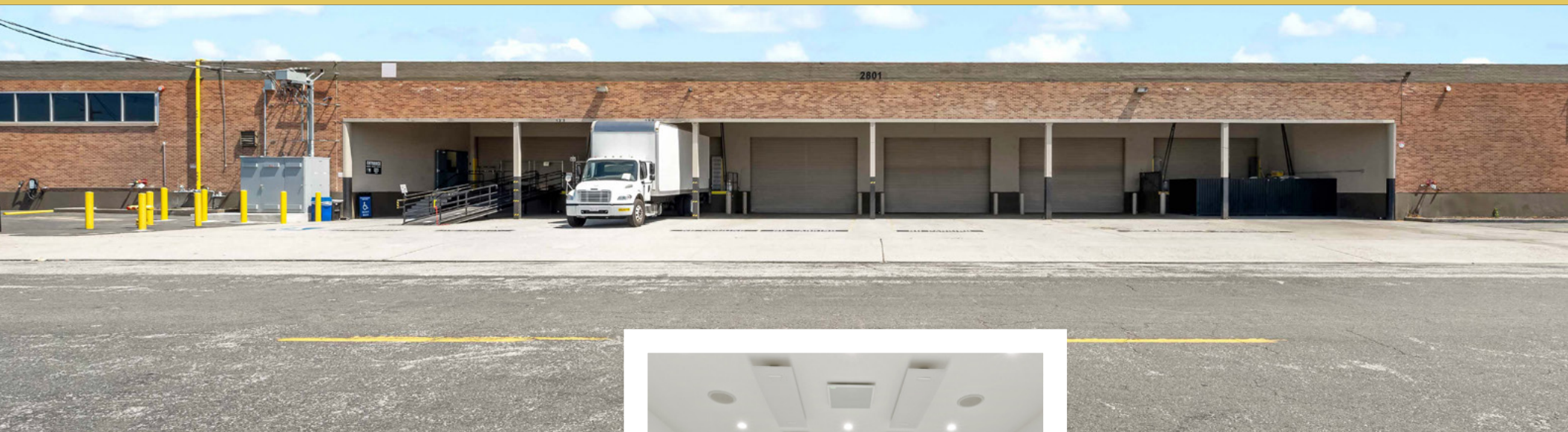
CEILING HEIGHT
14'-17' clearance



POWER
**1600 Amps | 480V
3 Phase Power**

2801
EAST 46TH

12 Dock High Covered Loading
1 Ground Level Loading Position
Secured Fenced Yard

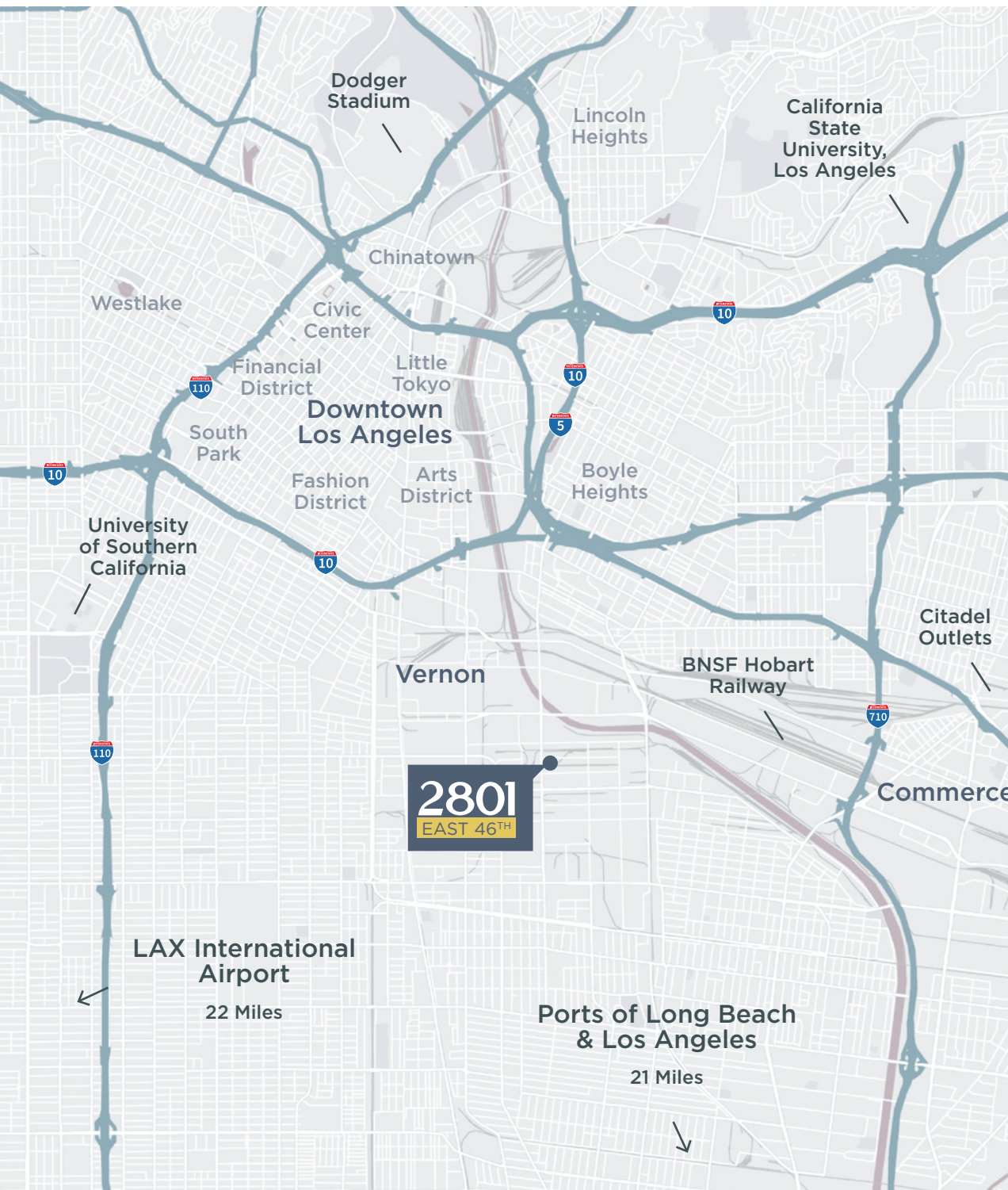


2801 EAST 46TH

Seamless Connectivity to LA's Vital Hubs and Thriving Consumer Bases

2801 E 46th Street is centrally located in the densely populated Los Angeles market, with immediate freeway access connecting it to the Ports of Long Beach and Los Angeles, LAX International Airport, and major consumer bases throughout the city.

- Easy access to five freeways within 5 miles (5, 10, 110, 60, 710)
- Over 297 billion dollars in consumer spending in 2023 (within 20 miles)
- Manufacturing and transportation labor force of 4 million people (within 20 miles)



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AVAILABLE SPACE
120,960 SF

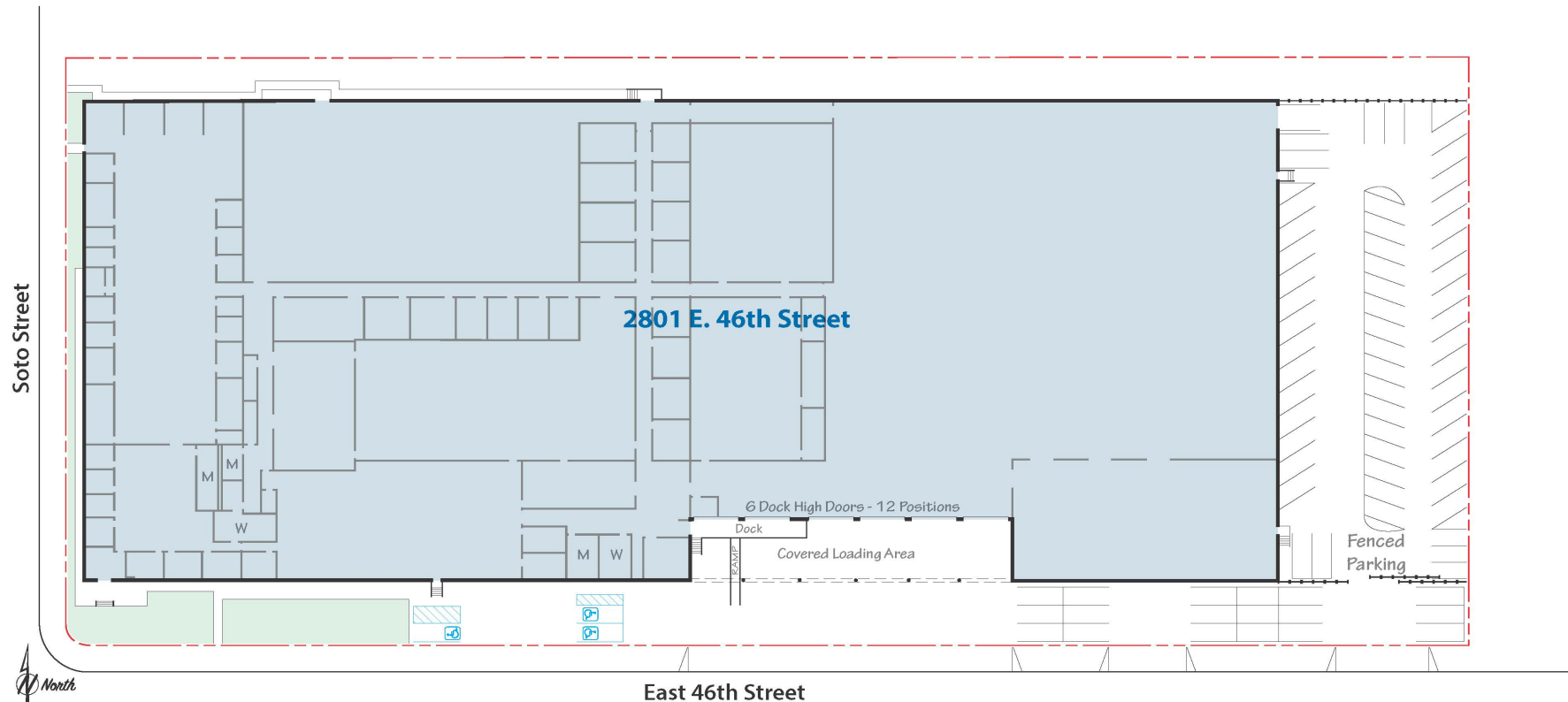
OFFICE SIZE
60,000 SF

SITE SIZE
3.94 acres

**Fully Fenced
Secured Yard**

FULLY SPRINKLERED
.33/3000 GPM

**Abundant
Parking**



2801
EAST 46TH



For Leasing Information

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