

FOR SALE OR LEASE



36,101 SF *REFRIGERATED* DISTRIBUTION WAREHOUSE

2590 HARRIET ST, VERNON, CA 90058

Owned by:



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EXECUTIVE SUMMARY

Section 01

REFRIGERATED WAREHOUSE IN THE HEART OF VERNON, CA

Kidder Mathews is pleased to present for sale or lease, a freestanding 36,101 SF throughout refrigerated warehouse distribution property on 1.44 acres of land located in Vernon, CA. This modern concrete-tilt warehouse was constructed in 2002, and includes a 28' clearance height and functional in-place racking. There are three separate cooler rooms totaling 8,591 SF, plus four temperature controlled ripening rooms totaling 2,434 SF.

The building includes heavy power of 1,200 amps leaving ample room for future freezer or cooler expansion, and the fully fenced and secure site, includes two separate access points, six dock high loading positions, and two grade level doors.

The property has undergone major renovations completed by the owner, including a brand new roof with an extended warranty, a full office renovation, building painting, refrigeration upgrades, HVAC repairs, new skylights, ADA improvements (including elevator repairs), and asphalt/concrete repairs.

ADDRESS	2590 Harriet St, Vernon, CA 90058
GROSS LAND SIZE	1.44 Acres
PARCEL NUMBERS	5168-023-012, 5168-023-019
ZONING	LAM3



INVESTMENT HIGHLIGHTS

Renovations Completed by Owner

Brand new roof with extended warranty / new skylights

Full office renovation, including all new office & warehouse restrooms

Building paint

Refrigeration upgrades

HVAC repairs

Asphalt/concrete repairs

Additional Building Features

Three cooler rooms with total of 8,591 SF of space

Four ripening rooms with total of 2,434 SF of space

In-place functional produce racking

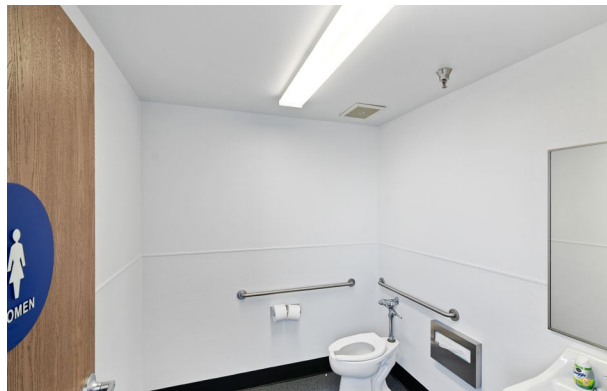
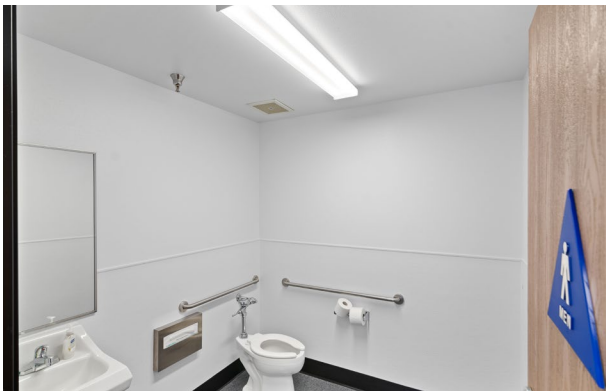
Insulation throughout warehouse

Close proximity to DTLA & highly sought after Alameda Produce Corridor

All new fully renovated office and warehouse restrooms



EXECUTIVE SUMMARY





PROPERTY OVERVIEW

Section 02

PROPERTY INFORMATION

PROPERTY OVERVIEW

ADDRESS	2590 Harriet St, Vernon, CA 90058
PARCEL NUMBERS	5168-023-012, 5168-023-019
COUNTY	Los Angeles
MUNICIPALITY	East/Vernon N.

BUILDING INFORMATION

YEAR BUILT	2002
TOTAL BUILDING SF	36,101
GROSS LEASABLE SF	36,101

SITE INFORMATION

LAND AREA	1.44 AC (62,866 SF)
ACCESS	Access via Harriet St, E 25th St, & E 26th St
ZONING	LAM3
LAND USE	Industrial Acreage

TAX INFORMATION (2024 ASSESSMENT)

LAND VALUE	\$4,889,880 (\$77.79/SF)
IMPROVEMENT VALUE	\$8,947,440 (\$142.35/SF)
TOTAL TAXABLE VALUE	\$13,837,320 (\$220.14/SF)
2024 PROPERTY TAX	\$170,593.57



36,101
TOTAL RSF

1.44 AC
LAND AREA

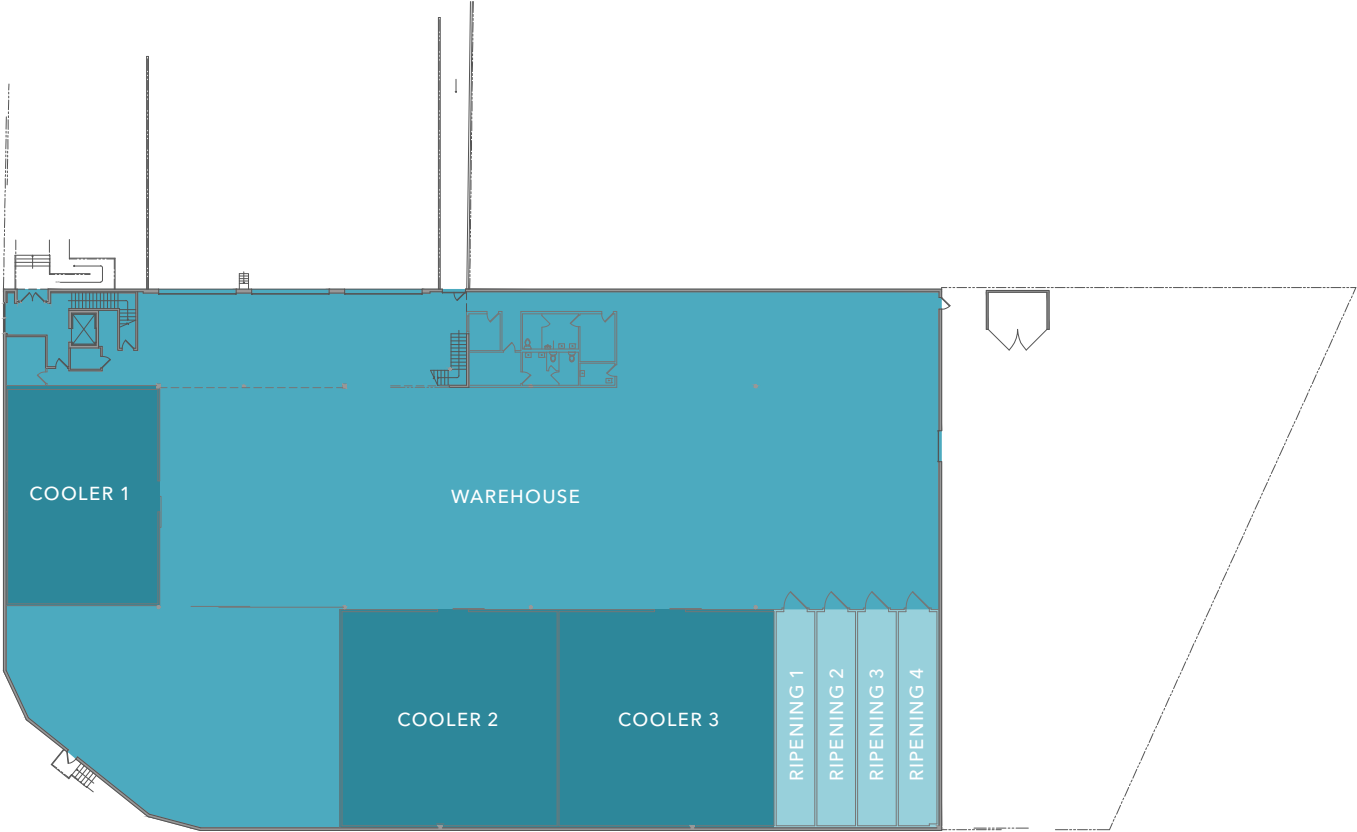
2002
YEAR BUILT

LAM3
ZONING

FIRST FLOOR

36,101 SF

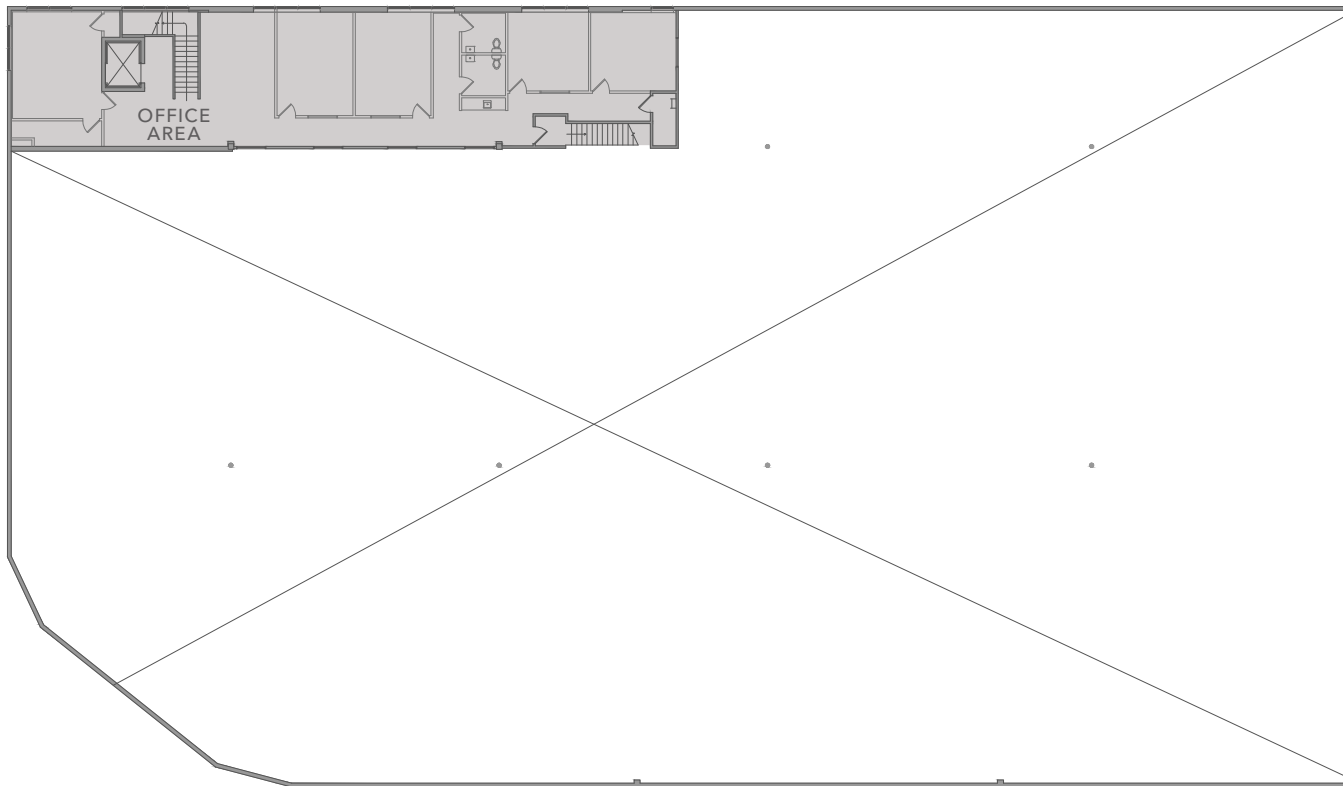
TOTAL SPACE AVAILABLE



LEGEND

- Cooler (8,590 SF)
- Warehouse (33,099 SF)
- Ripening (2,434)

SECOND FLOOR (OFFICE)



3,056 SF

TOTAL OFFICE SPACE

LEGEND

■ Office Space



LOCATION OVERVIEW

Section 03

VERNON, CA AREA OVERVIEW

The City of Vernon prides itself on being “exclusively industrial” and is relatively amenable to industrial development, easing some of the challenges with entitlements and permitting. However, the area is largely built out, and in most cases, new development requires the demolition of existing properties.

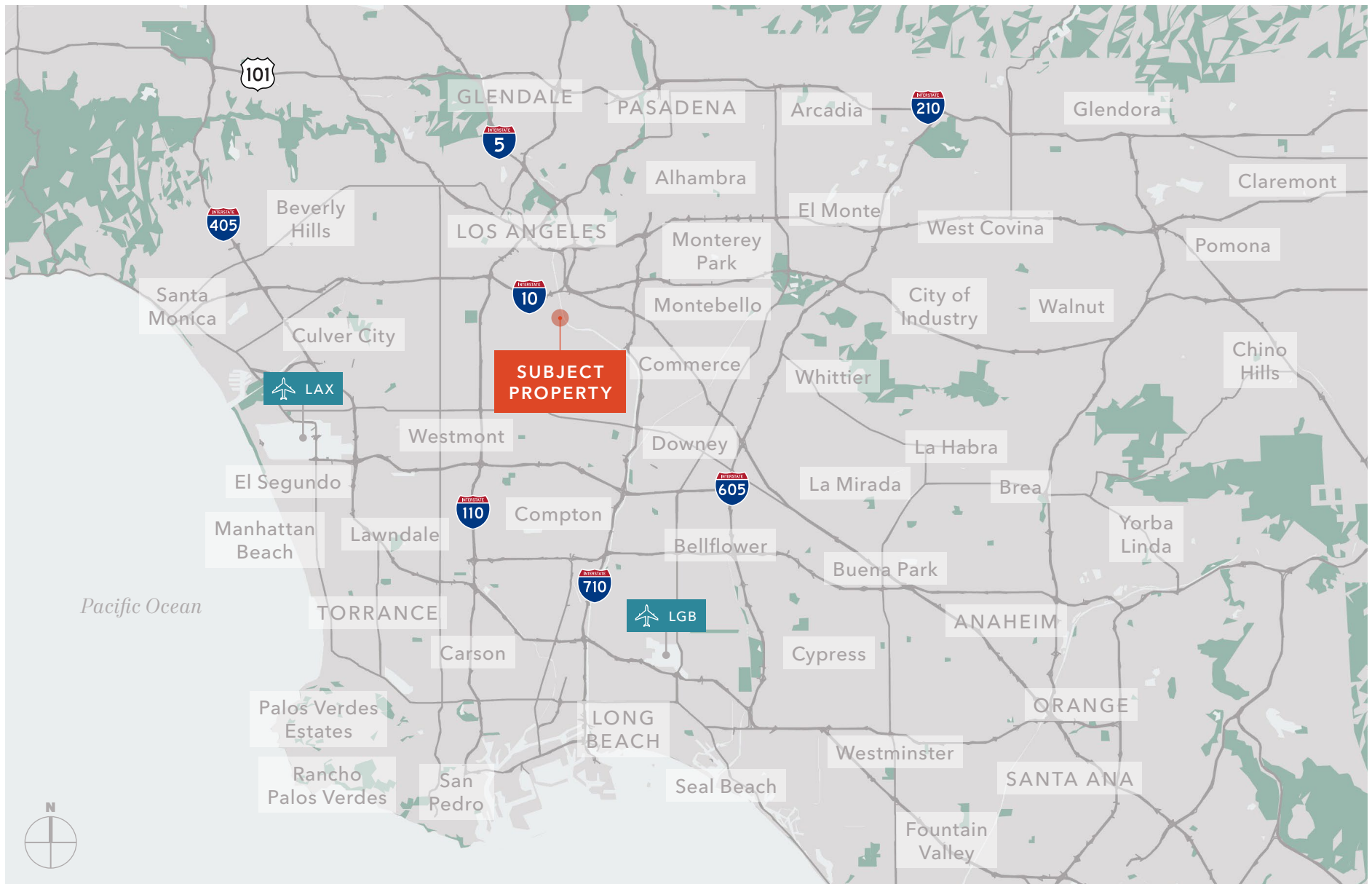
Although 1.3 million SF of new supply has been developed in the past five years, supply only increased by an annual average of 10,000 SF annually over that period due to the demolition of older buildings.

Vernon is a mature infill industrial area ripe with redevelopment targets. Half of the submarket's inventory was built before 1960, and a third was constructed between 1960 and 1990. Consequently, Vernon's supply is overweighted with 45% specialized supply, which is dominated by manufacturing buildings but also comprises other subtypes such as cold storage, food processing, and showrooms.

Apparel and furniture manufacturing companies, retailers, and 3PLs, food distributors, are prevalent in the area and remain the source of demand, at times, attracted to cold storage facilities in the area.

Source: 2025 CoStar

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