

FOR SALE OR LEASE

±66,790 SF

ESTIMATED COMPLETION DATE: **Q3 2026**



2120 EAST 52ND STREET, VERNON, CA 90058

JAKE POXON

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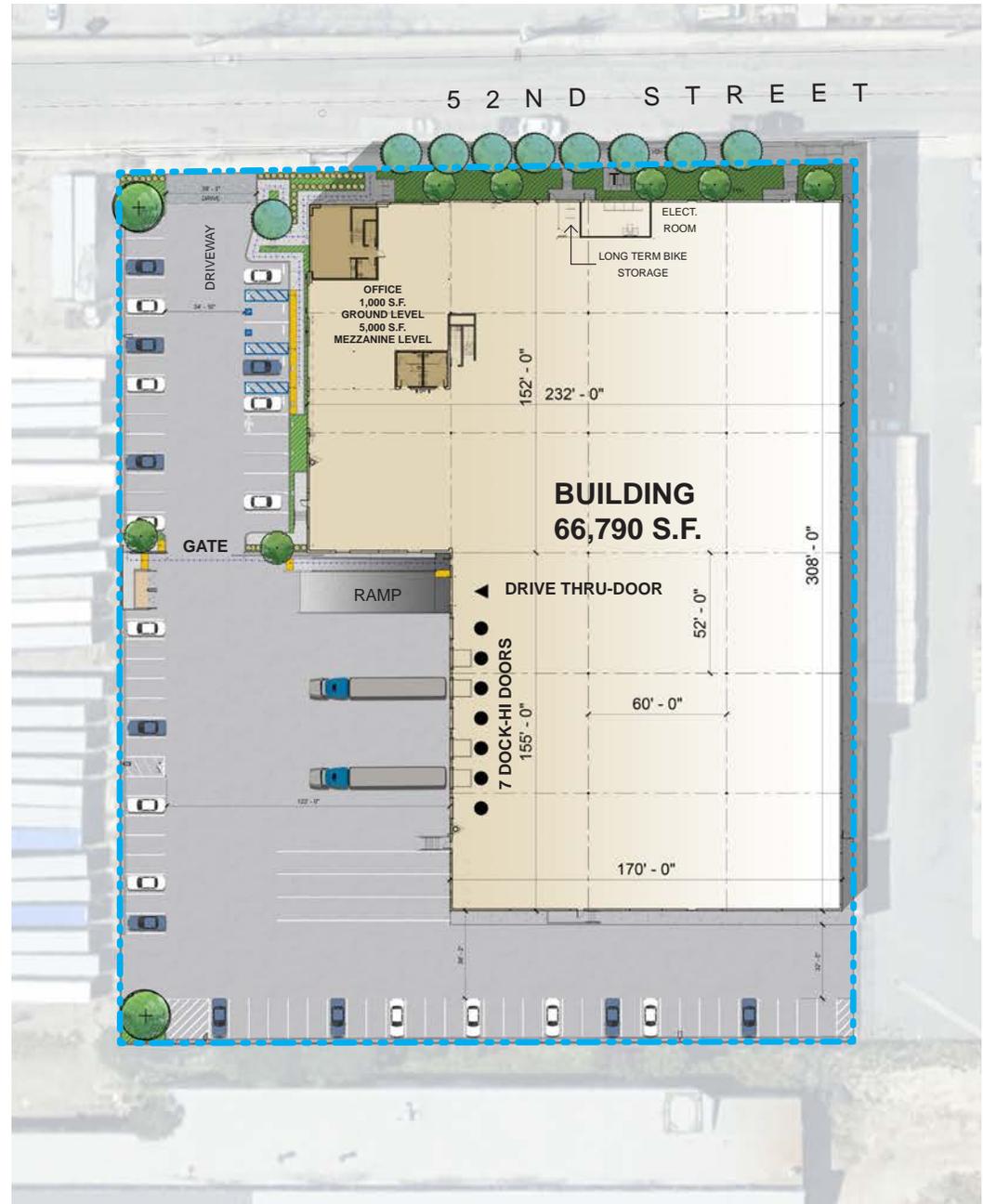


Property Features

- 66,790 SF Building
- 120,603 SF of Land
- 6,000 SF Turnkey Office Area
- 32' Clear Height
- 7 Dock High Positions
- 1 Ground Level Door
- 143' Truck Court
- 3 Trailer Parking Spaces
- 71 Auto Parking Spaces
- Fully Secure Concrete Yard
- ESFR Sprinkler System, K-25 Heads
- LED Warehouse Lighting – 20' Candle
- Power: 3,000 Amps, 277/480 Volts
- 4 Dock High Packages Installed at 35,000 lb. Capacity

Property Highlights

- State-of-the-Art High Image Building to Deliver Turnkey Q3 2026
- Premier West Vernon Location with Immediate Access to the Alameda Corridor and directly south of Downtown Los Angeles
- Advantageous Utility Pricing Provided by Vernon Public Utilities
- Close Proximity to Major Freeways
- Vernon is Pro-Business and known for its Streamlined Permitting Process, Low Utility Costs, and Safe Environment
- Vernon has its Own Dedicated Police Department, Ensuring a Strong Security Presence and Low Crime Rates





CORNER OFFICE PERSPECTIVE
2120 52ND ST
VERNON, CA

FOR SALE OR LEASE

66,790 SF BUILDING ON 120,603 SF OF LAND

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Corporate Neighbors



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