



DTLA

FOR SALE

±64,600 SF FREE STANDING 2-STORY WAREHOUSE FACILITY

2209 - 2211

S SANTA FE AVE
VERNON, CA 90058

PRICING SUMMARY:

SALE PRICE ▶

\$14,535,000

\$225.00 PER SF



**FREE STANDING
2-STORY
WAREHOUSE
FACILITY**



**2 FREIGHT
ELEVATORS 7,500 LBS**



**4 DOCK HIGH
POSITIONS
2 GROUND LEVEL
DOORS**



**VERY SECURE
INDUSTRIAL PARK**



**USES INCLUDE:
GARMENT, GENERAL
MERCHANDISE, WHSE &
MFG**



**EXCELLENT LOCATION
ON THE LA-VERNON
BORDER**

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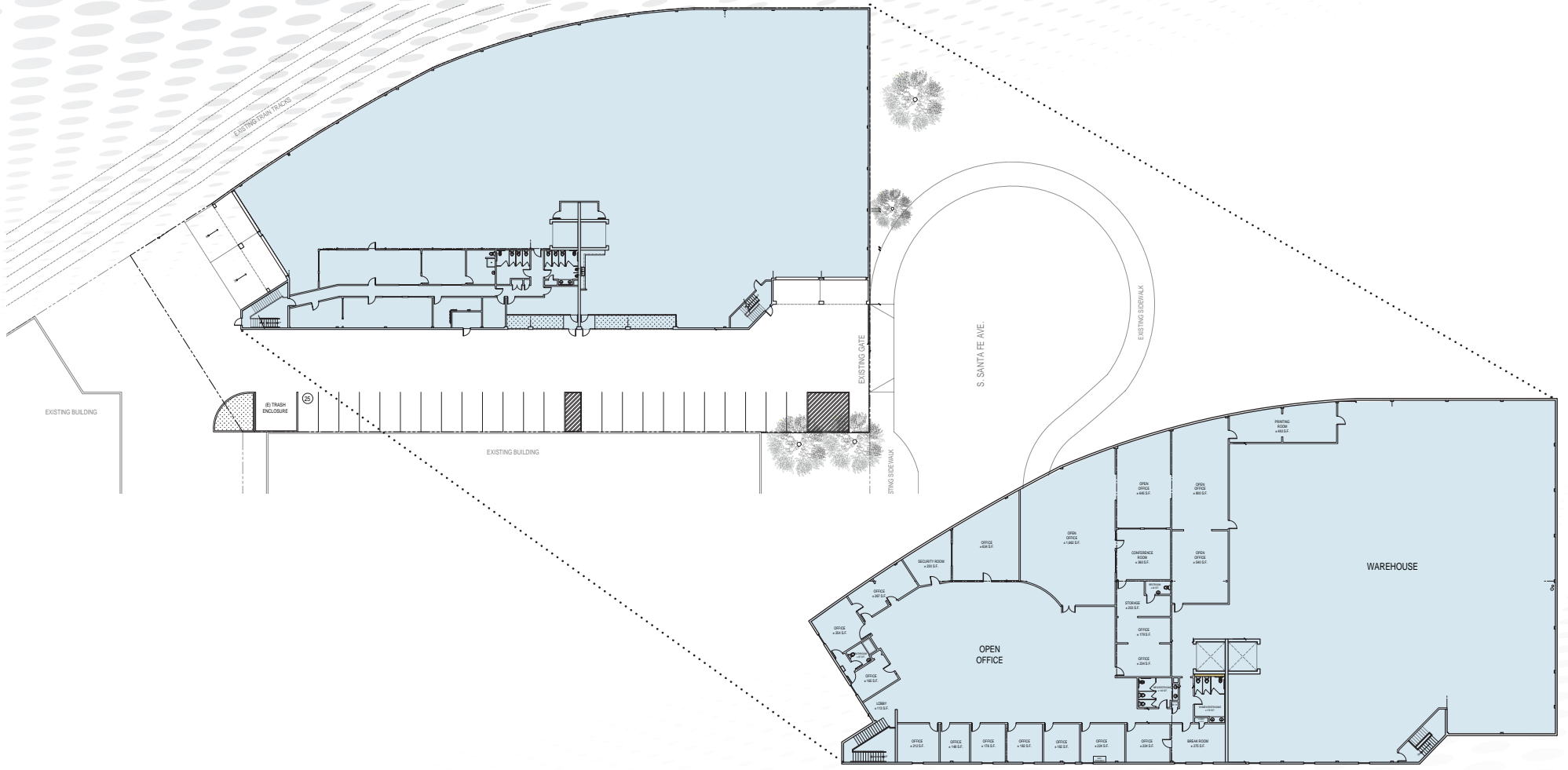
LEE-ASSOCIATES.COM

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

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SITE PLAN



SECOND FLOOR PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate.

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PROPERTY PHOTOS



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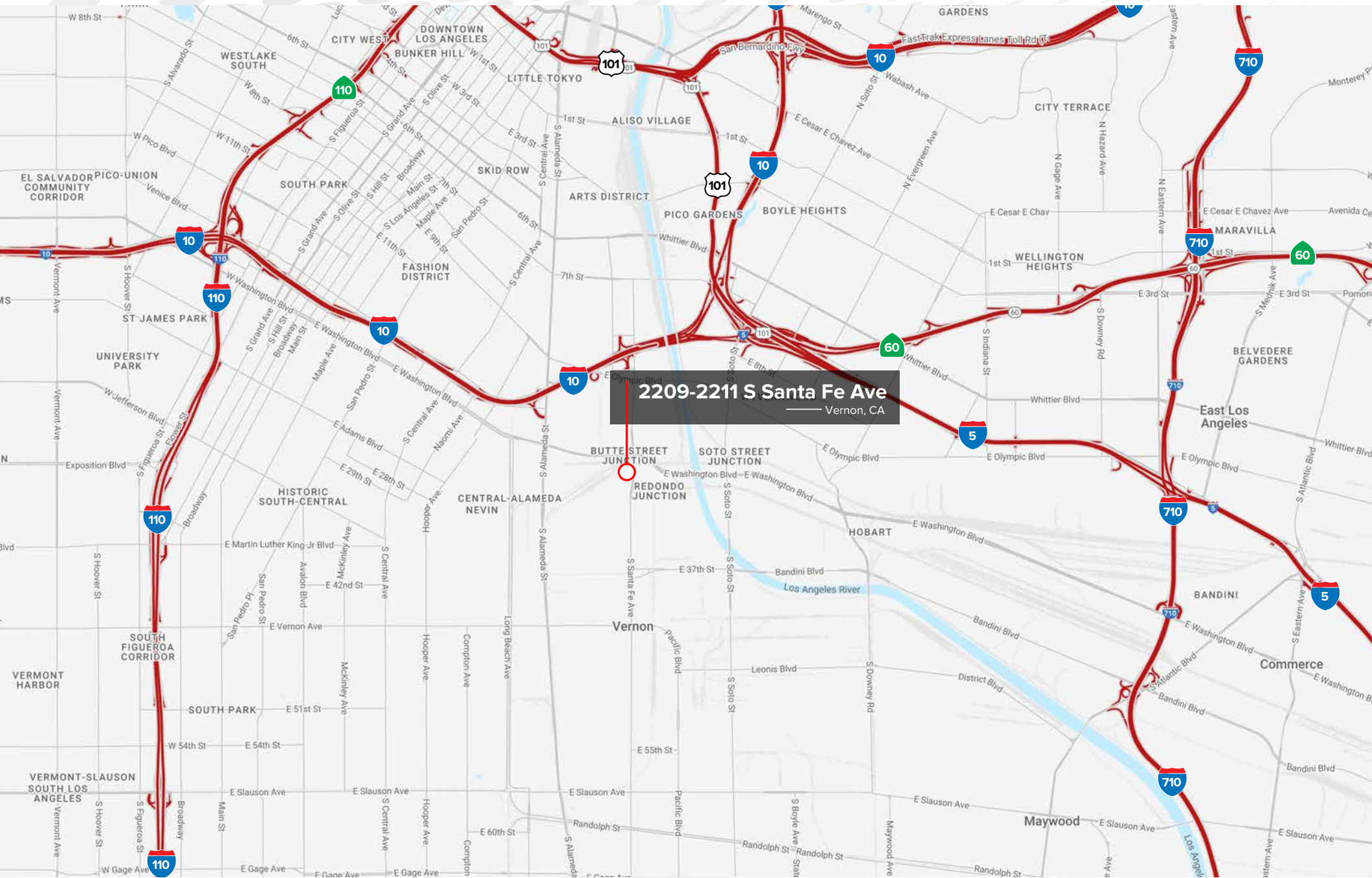
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LOCATION MAP

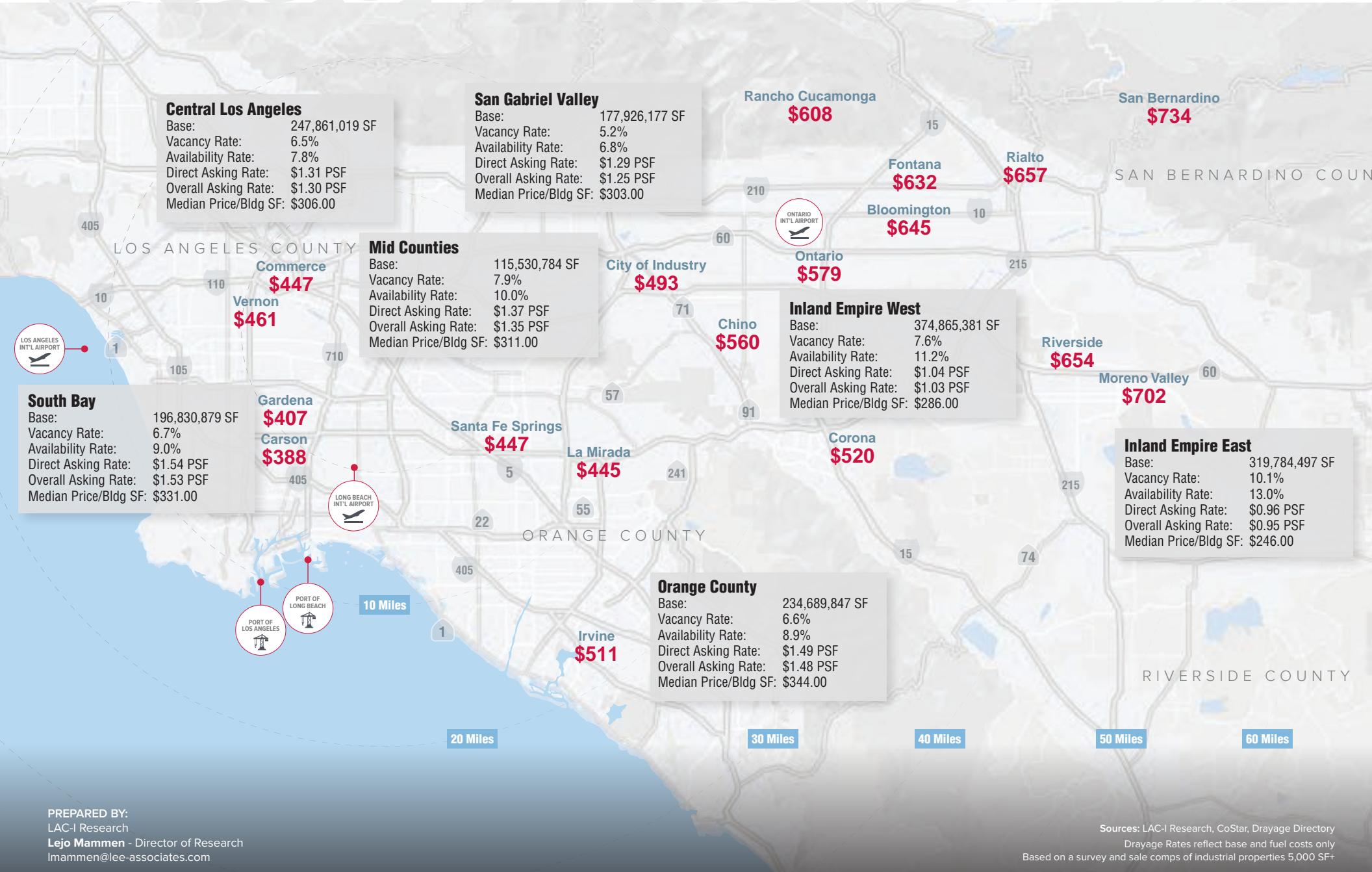


2209-2211 S Santa Fe Ave
Vernon, CA

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Q4 2025 | LA BASIN MARKET SUMMARY & DRAYAGE MAP



PREPARED BY:
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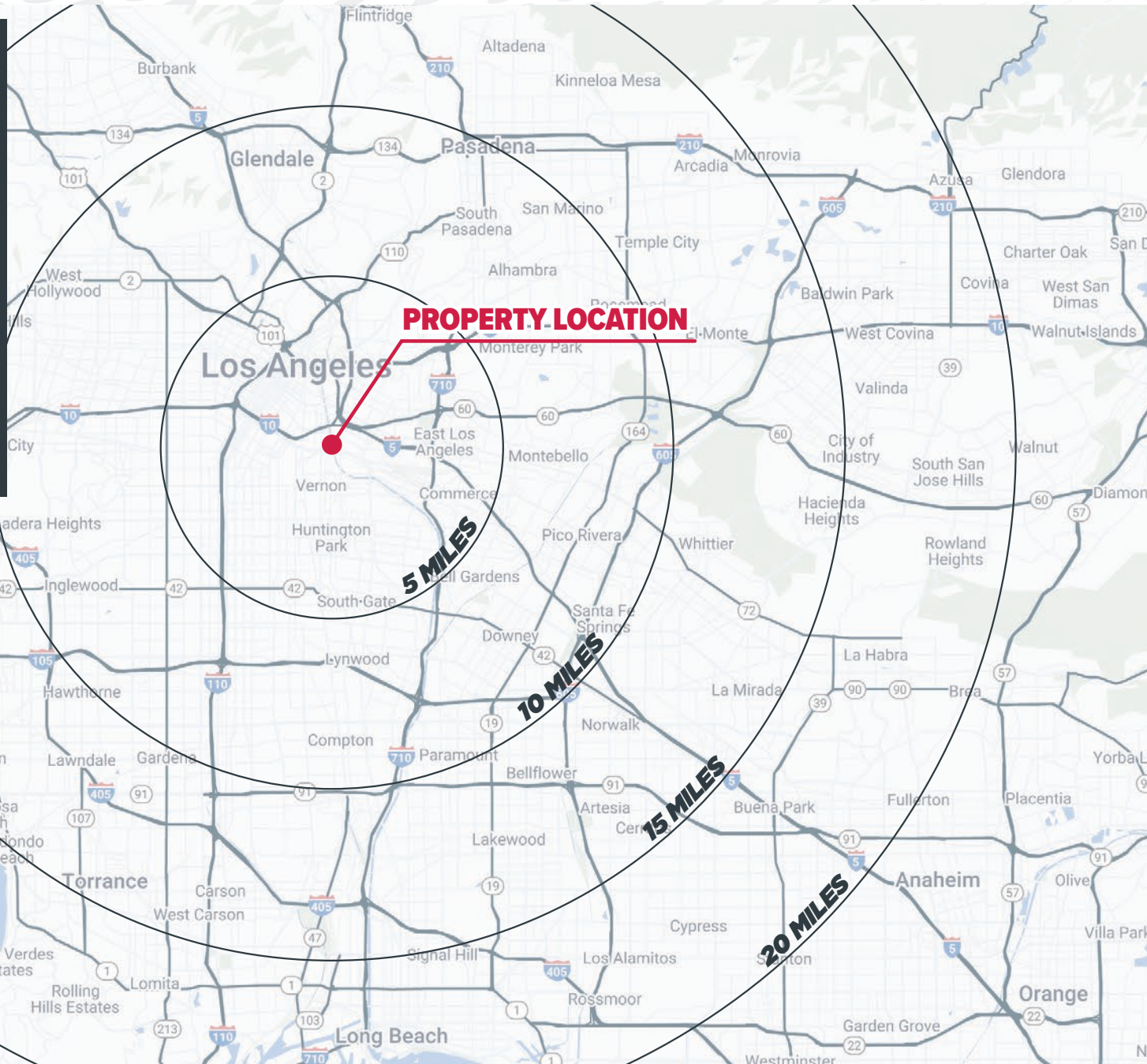
Sources: LAC-I Research, CoStar, Drayage Directory
 Drayage Rates reflect base and fuel costs only
 Based on a survey and sale comps of industrial properties 5,000 SF+

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DEMOGRAPHIC MAP

	POPULATION			
5 Miles	10 Miles	15 Miles	20 Miles	
1,073,668	3,569,738	6,165,840	8,242,938	
	AVERAGE HH INCOME			
5 Miles	10 Miles	15 Miles	20 Miles	
\$86,926	\$109,367	\$133,930	\$137,703	
	EMPLOYEES			
5 Miles	10 Miles	15 Miles	20 Miles	
517,098	1,294,977	2,699,988	3,533,32	



DRIVING DISTANCE FROM PROPERTY

 DTLA
5 Miles

 LAX
17 Miles

 LA & LB PORTS
24 Miles