

Downtown Los Angeles
(4.5 Miles)

Colliers

70 Rooftop Parking Spaces

E. 51st Street

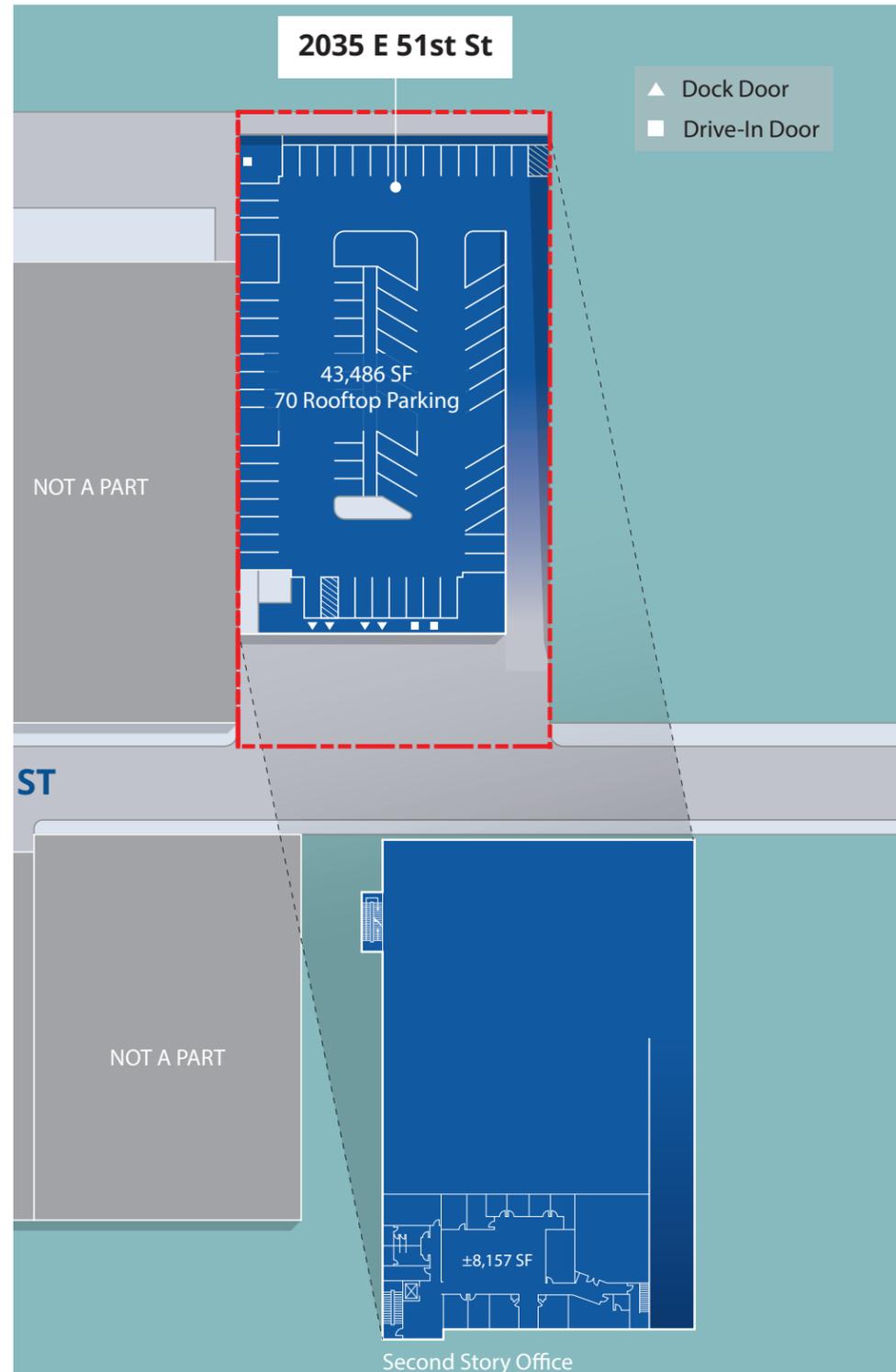
For Sale

2035 E 51st Street
Vernon, CA

43,486 SF Freestanding Industrial Building | 1997 Construction
29' Clear w/ 4 Dock high Positions & 2 Ground Level Doors

Highlights

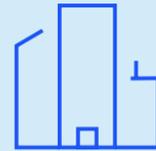
Site Plan



Offering Highlights



Modern 43,486 SF Building | 1997 Construction, 29' Clear on ±0.973 Acres



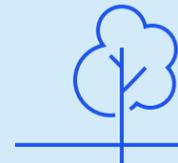
±8,157 SF of High-Visibility Office w/ Elevator Service | Second-story space positioned for executive, sales or showroom use



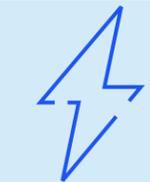
Rare Class "A" Availability | Only 3 freestanding Class "A" buildings under 50K SF currently available in Vernon submarket



Ample Parking: 72 Parking Spaces (70 Spaces Via Rooftop Parking) / 1.66 : 1,000 SF Ratio



Delivered Vacant: Ideal for an owner/user or investor seeking immediate occupancy



Competitive Power Rates: Privately-owned City of Vernon electric utility targeting the lowest industrial rates in California by 2030



Pro-Business Municipality: City-run utilities and dedicated police force with near-instant (0:04) emergency response



Prime Infill Location | 4.5 Miles from Downtown Los Angeles, strategically located between Alameda St. and Santa Fe Ave.

Property Overview

2035 E 51st Street, Vernon

Property Details

Year Built: 1997

Building Area: +/-43,486 SF

Lot Size: +/-0.973 Acres (42,383 SF)

Office Size: +/-8,157 SF
Second-Story w/ Elevator

Loading: 4 DH (Interior Wells /
2 GL (22'Wx15'H)

Ceiling Clearance: 29' Minimum

Sprinklers: .455/3,000

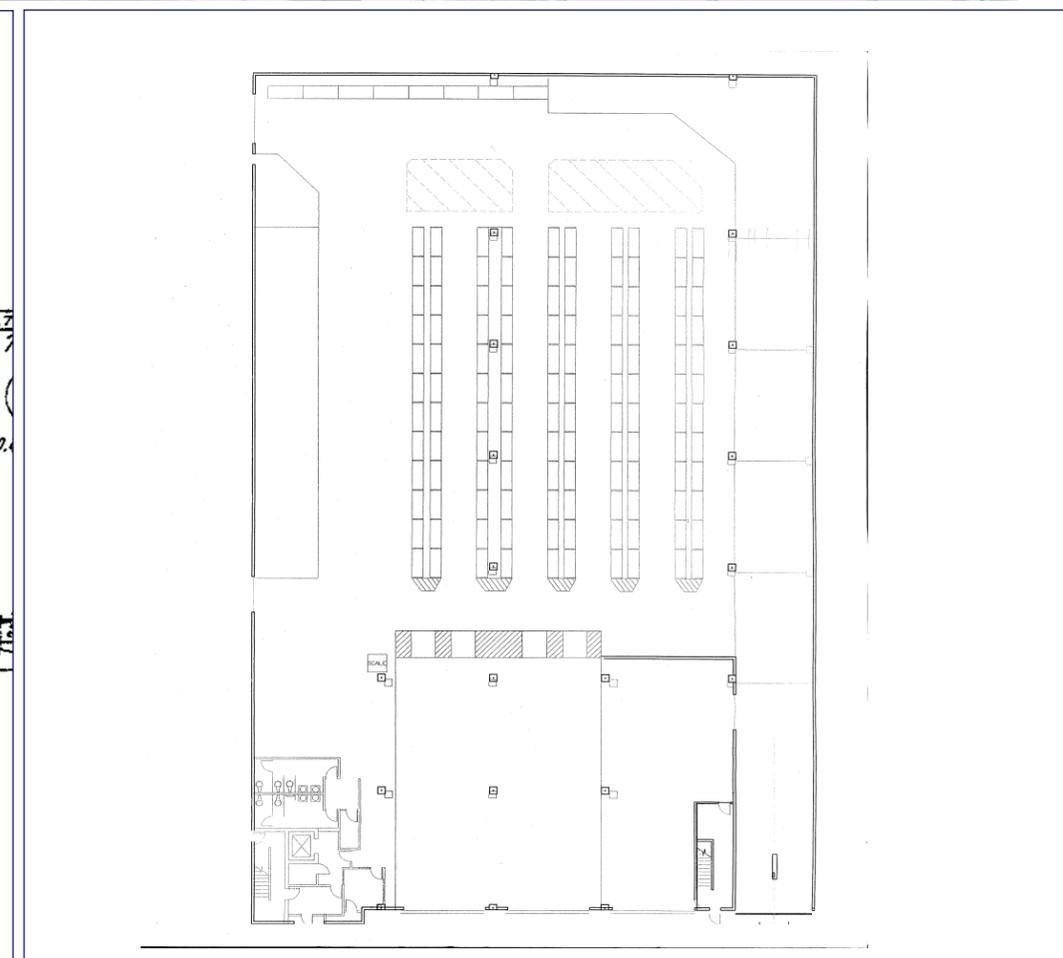
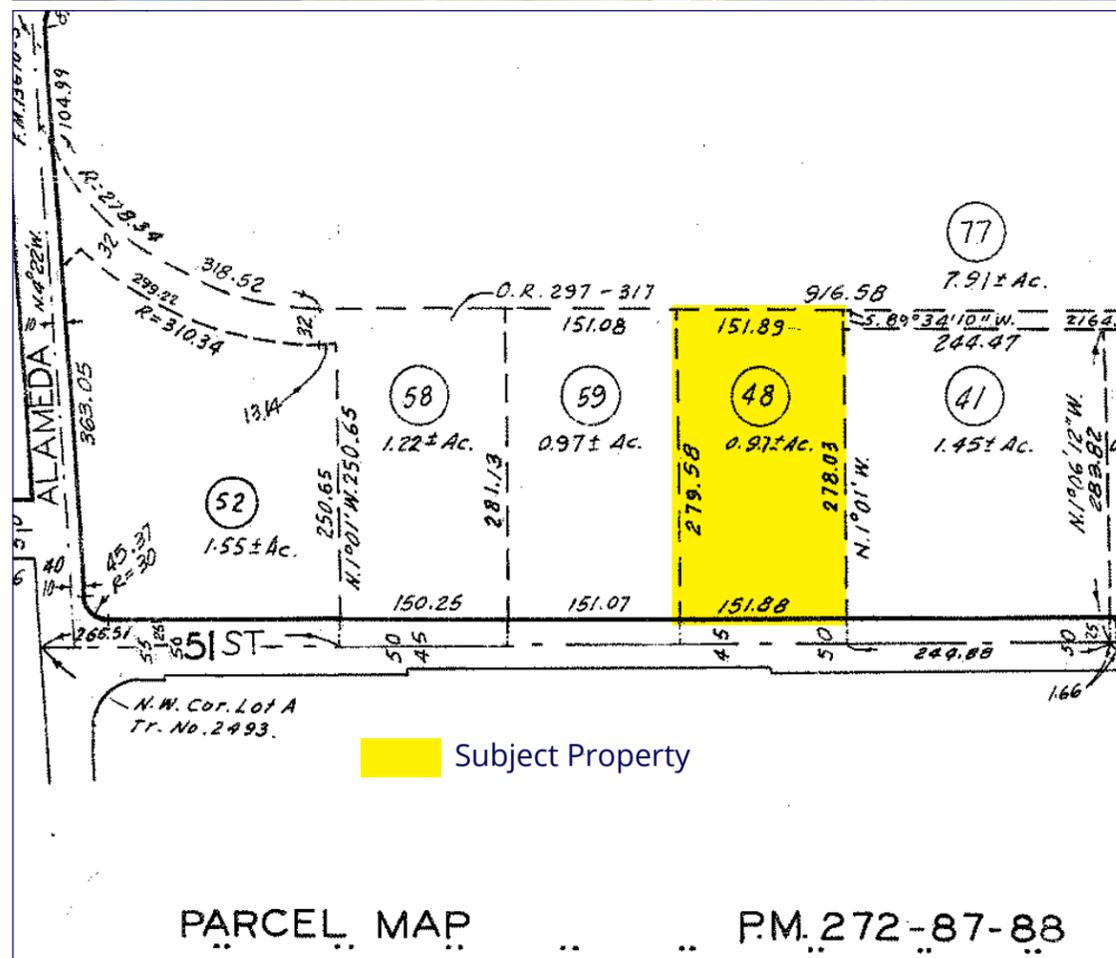
Parking Spaces: 72 (70 Via Rooftop Parking)

APN: 6308-015-048

Zone: VEM

Construction: Concrete Tilt-Up

Power: 400 Amps 277/480V (Verify)



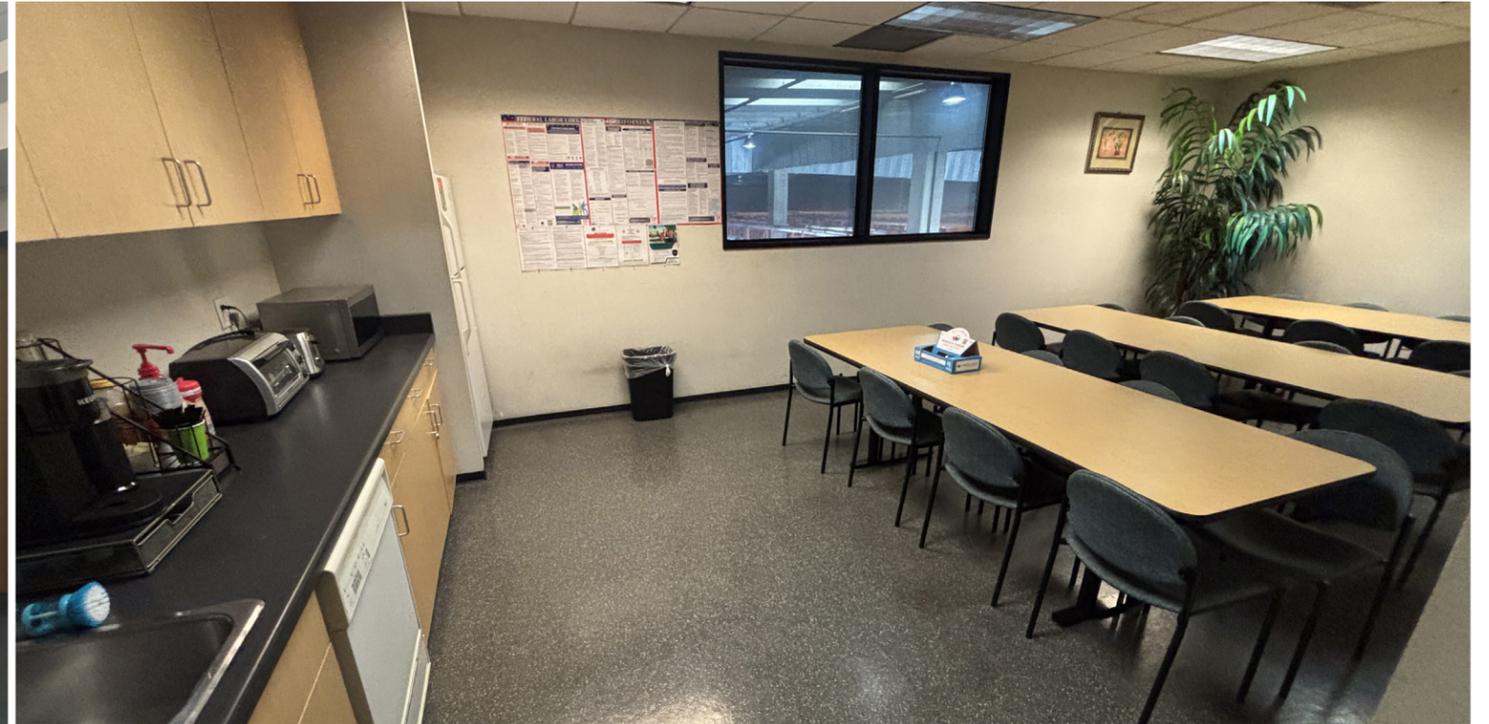
Site Plan



Second Story Office



Bullpen



Break Room



Large Conference Room



Private Office

Vernon Market

Vernon Industrial Market Overview

The City of Vernon is located approximately three miles south of Downtown Los Angeles and has long been home to many Fortune 500 Corporations and major warehouse/distribution companies. The region's proven leasing record and diversified tenant base have resulted in long-term institutional investor confidence in a variety of property types - ranging from single tenant distribution buildings to multi-tenant industrial parks. Some of the institutional owner/developers in the Vernon market include Prologis, LBA, Centerpoint, Clarion, Deutsche, TA Associates, MetLife and Rexford Industrial.

The City of Vernon is one of the largest manufacturing and warehousing districts in Southern California. With proximity to Downtown Los Angeles and the Westside, where most of the owners reside, Vernon continues to be one of the most desirable industrial markets. It hosts a variety of industries including food processing, cold storage, general merchandise, garment warehousing and manufacturing, 3rd party warehousing and logistics and a variety of other uses. Tenants benefit from the City of Vernon Light and Power Department. Compared to neighboring utility providers, the City of Vernon offers electricity and gas service at a savings for tenants.



Vernon Highlights



Exclusively industrial since the city was founded in 1905



Attractive existing labor force of over 50,000



1,800 businesses include food processors, fashion apparel manufacturers, furniture manufacturers, electronics manufacturers, paper products producers and business logistics companies



Reliable and low-cost utility services

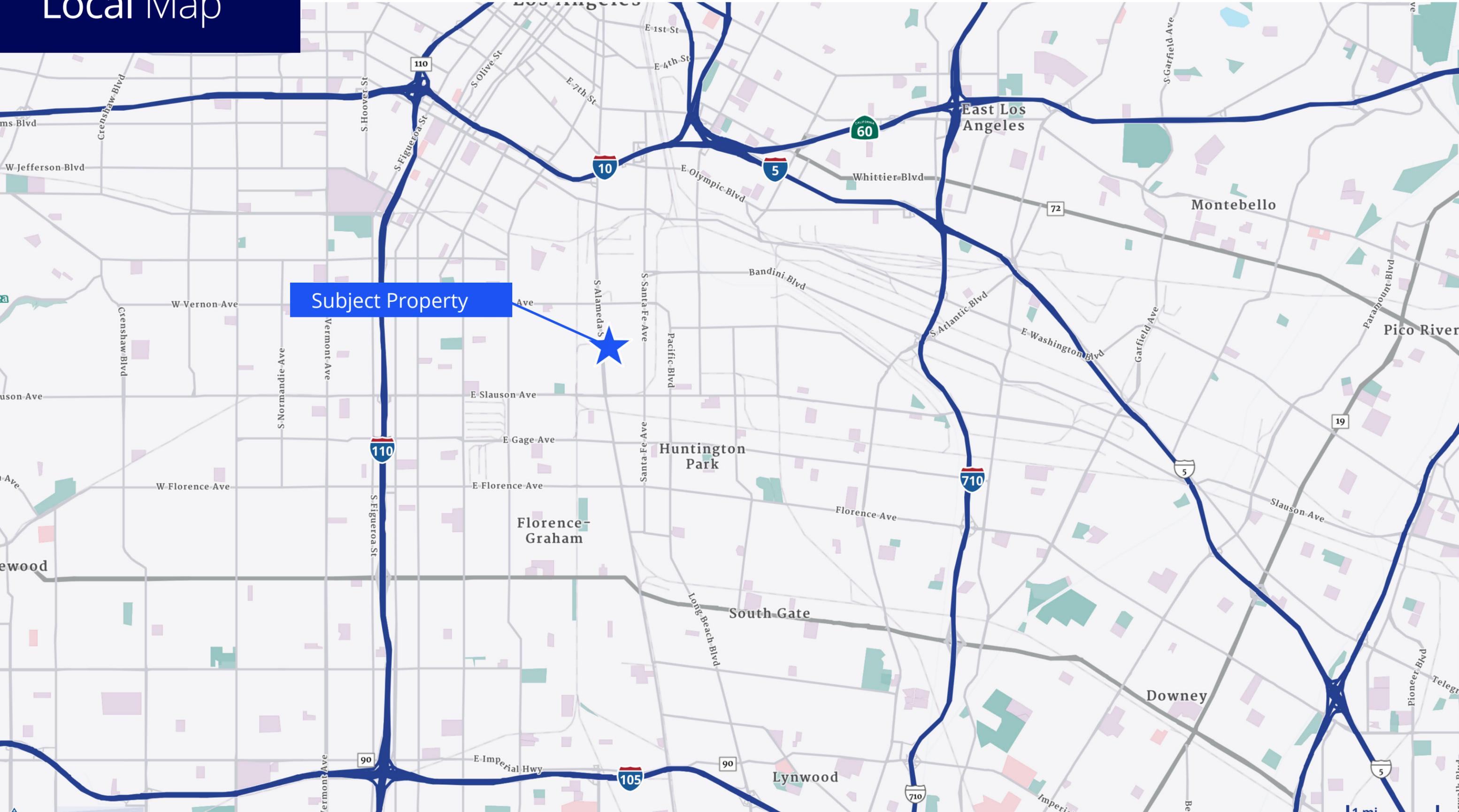
- 70-year history of providing uninterrupted power at competitive rates
- Low water rates to serve a customer base that uses a high volume of water
- Over 44 miles of six-inch gas pipes and seven-miles of natural gas transmission pipes
- 35 miles of fiber optic cable spanning five-square miles, offering businesses 'dark fiber' and 'lit fiber' data services
- Focused on providing new high-speed methods to virtually connect customers' buildings and offices to the Internet at lower costs



Intermodal Access: Three BNSF intermodal yards and one UP yard are located in Vernon or are Vernon adjacent.



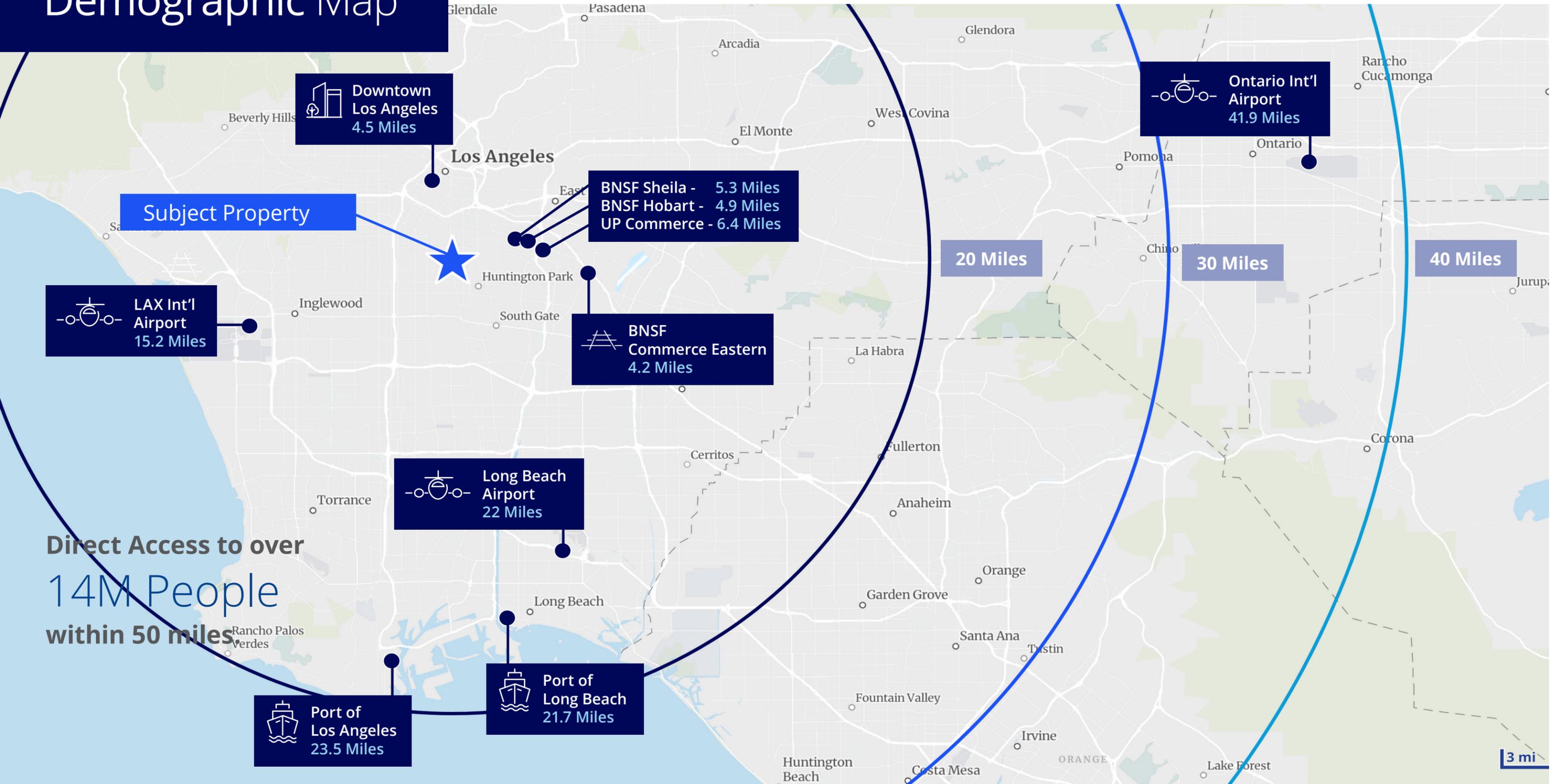
Local Map



Subject Property

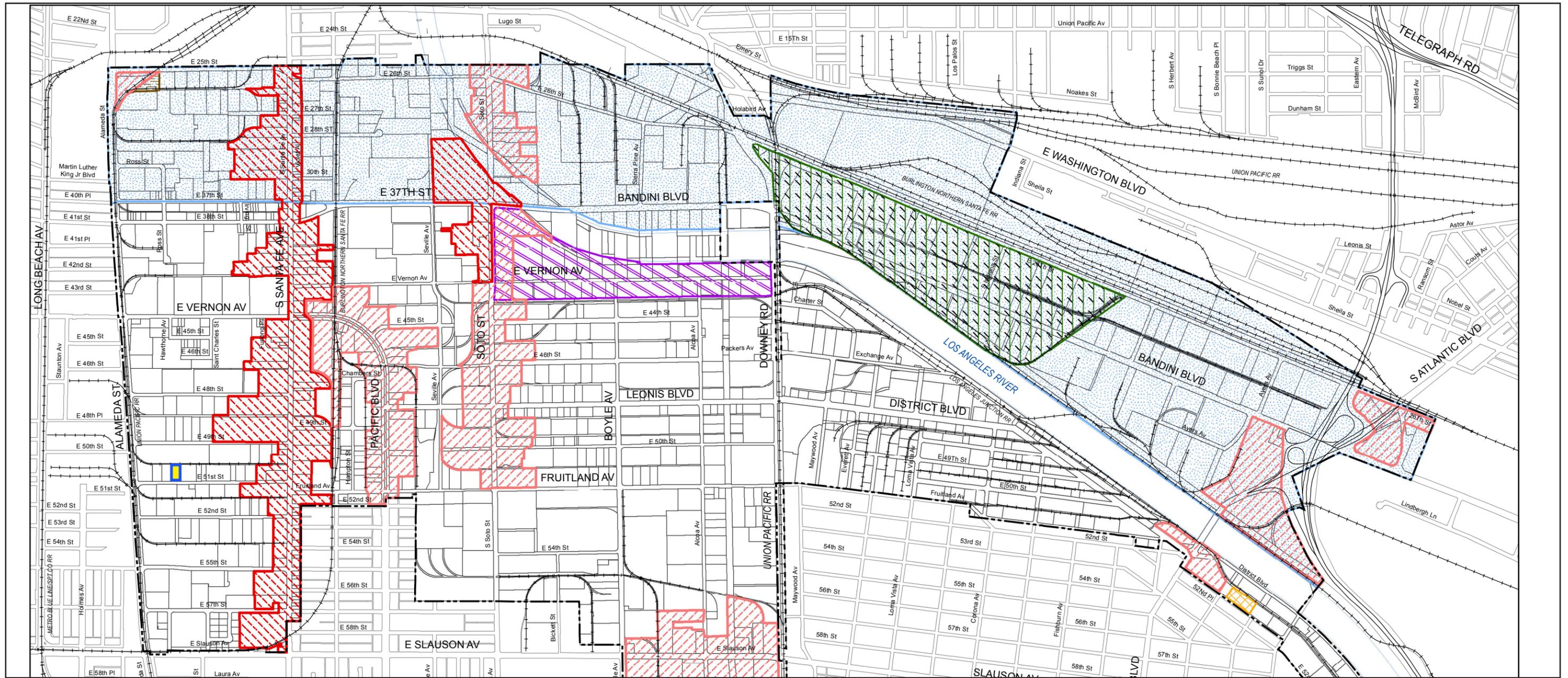


Demographic Map



Direct Access to over
14M People
within 50 miles.

Vernon Zoning Map



 **Subject Property**

- Zone**
-  Industrial
 -  Housing
 -  Emergency Shelter
 -  Commercial-1
 -  Commercial-2
 -  Rendering
 -  Slaughtering
 -  Truck and Freight Terminal

- Base Map**
-  Vernon City Boundary
 -  Vernon Sphere of Influence
 -  Freeway
 -  Railroad



E 51st Street

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Vernon, CA

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