

2640

E 45TH ST

VERNON, CA 90058



**SUBJECT SPACE**

**Parking Lot  
Available for Lease**

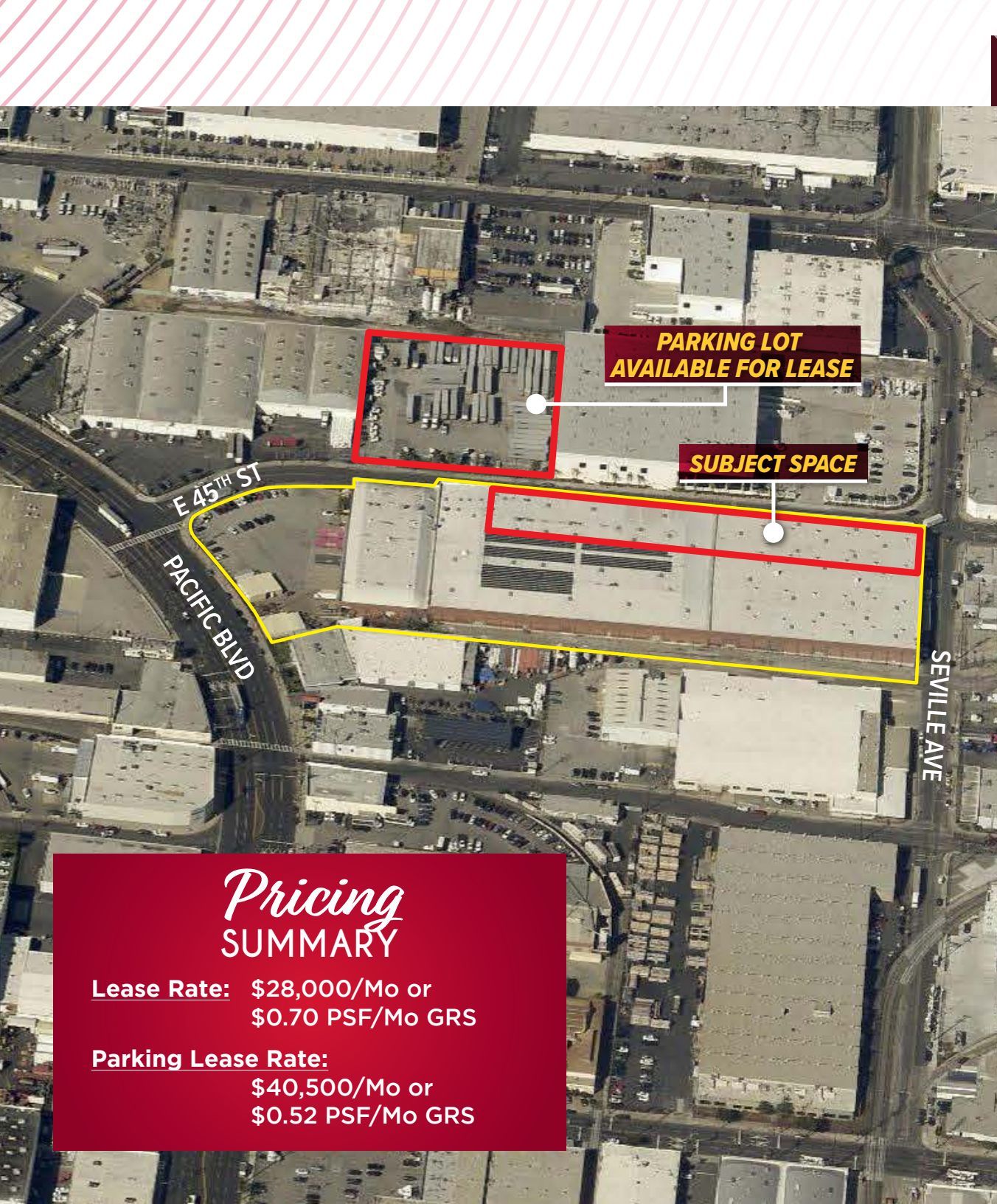
*For Lease*

±40,000 SQ. FT. INDUSTRIAL BUILDING

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**IA IG** BACCI • TSAPARIAN • GORMLY  
INDUSTRIAL GROUP





# Building HIGHLIGHTS



Pit Levelers/ Racking  
Use Included



Approx. 1,464 Pallet Positions



Foil Insulation: 21' Clear



Florescent Lighting



Can Be Leased With or  
Without 1.76 Acre Truck  
Parking Across the  
Street (ADD \$40,500.00/  
Month)

# Truck Parking HIGHLIGHTS



Excellent Vernon Location



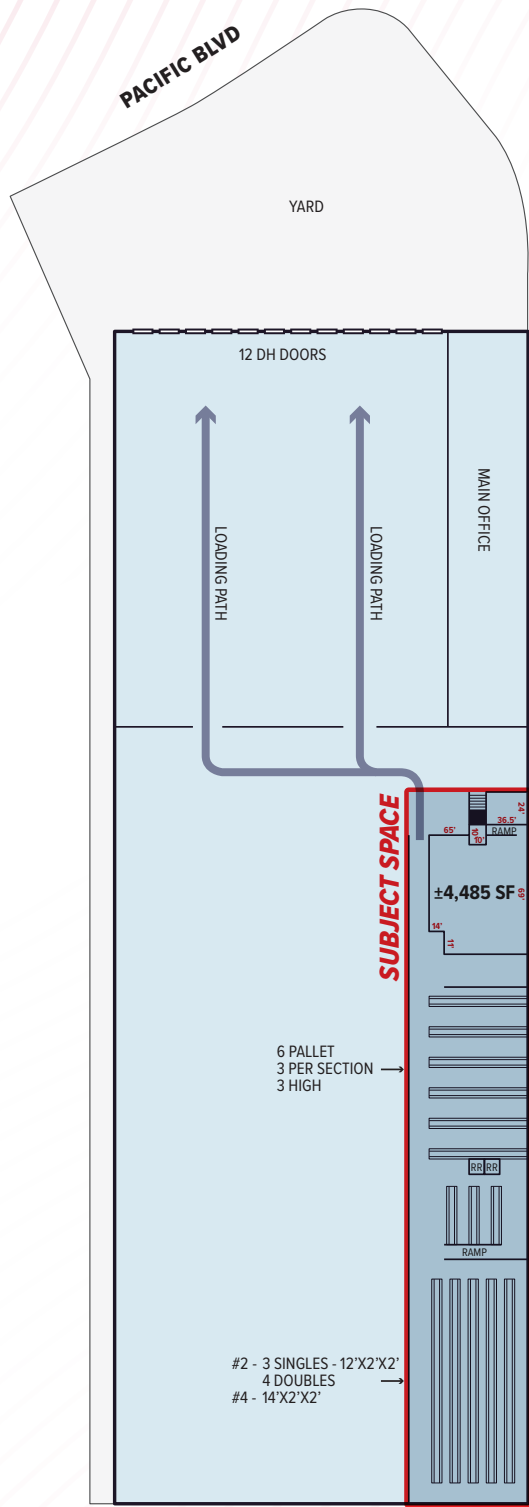
Fully Fenced & Paved  
w/Lights

## Pricing SUMMARY

**Lease Rate:** \$28,000/Mo or  
\$0.70 PSF/Mo GRS

**Parking Lease Rate:**  
\$40,500/Mo or  
\$0.52 PSF/Mo GRS





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

# SITE PLAN

2640

E 45TH  
STREET

*AVAILABLE SF*

±40,000 SF

*LAND SIZE*

±6.51 Ac / ±283,640 SF

*PARCEL NO*

6308-005-022

*USE*

Warehouse/Office

*ZONING*

VEM

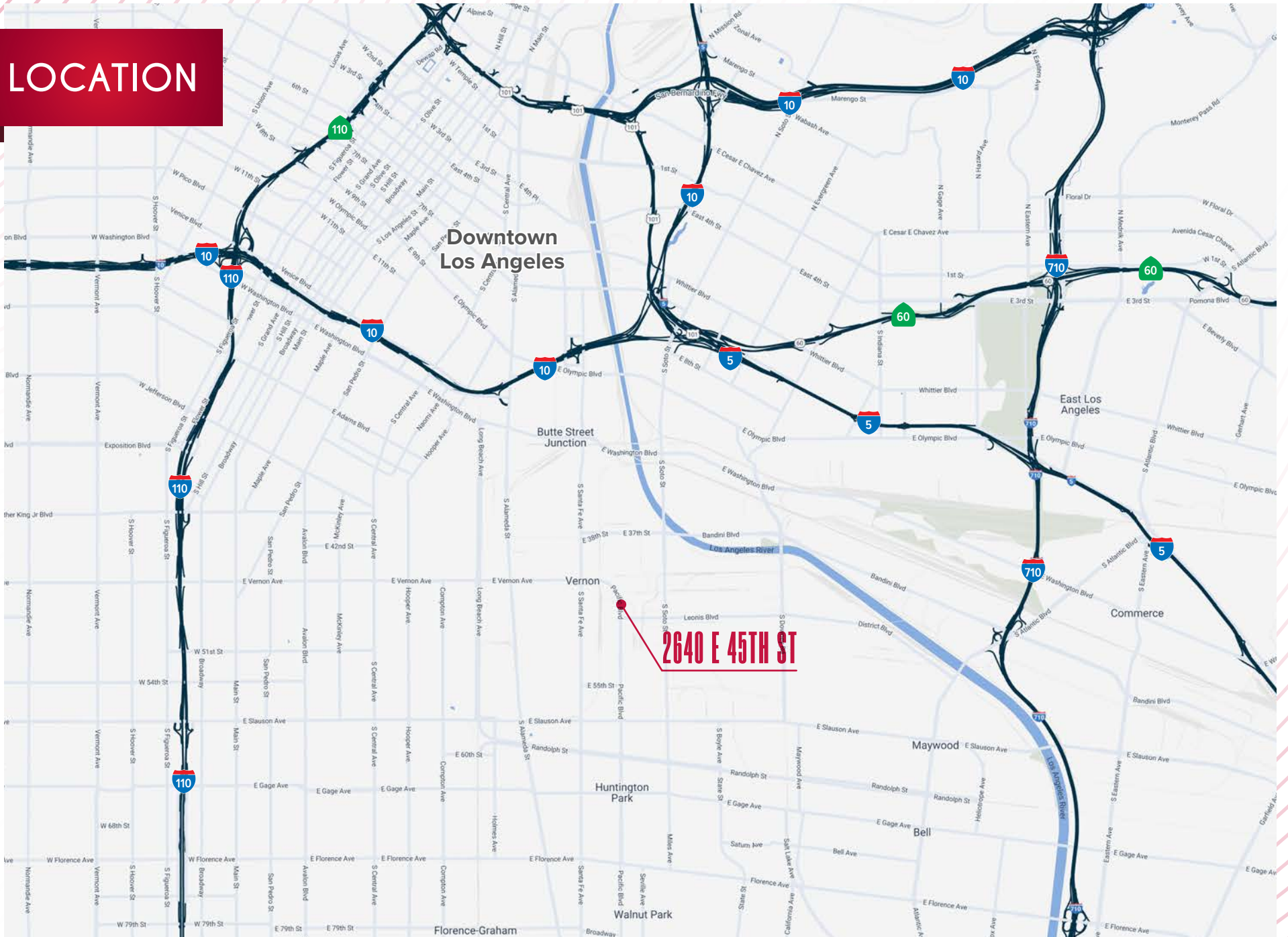
*YEAR BUILT*

1987





# LOCATION



**Central Los Angeles**  
 Base: 245,415,079 SF  
 Vacancy Rate: 6.3%  
 Availability Rate: 8.7%  
 Direct Asking Rate: \$1.35 PSF  
 Overall Rate: \$1.35 PSF  
 Median Price/Bldg SF: \$246.49  
 Median Price/Land SF: \$175.68

**San Gabriel Valley**  
 Base: 179,266,354 SF  
 Vacancy Rate: 5.9%  
 Availability Rate: 7.7%  
 Direct Asking Rate: \$1.58 PSF  
 Overall Rate: \$1.56 PSF  
 Median Price/Bldg SF: \$349.28  
 Median Price/Land SF: \$133.72

**South Bay**  
 Base: 196,096,245 SF  
 Vacancy Rate: 4.9%  
 Availability Rate: 7.2%  
 Direct Asking Rate: \$1.69 PSF  
 Overall Rate: \$1.64 PSF  
 Median Price/Bldg SF: \$283.35  
 Median Price/Land SF: \$144.90

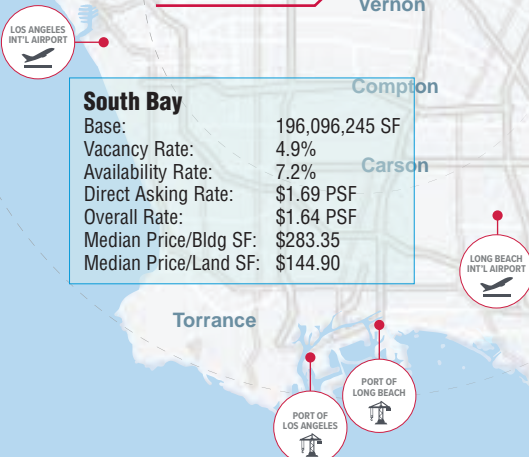
**Mid Counties**  
 Base: 114,577,384 SF  
 Vacancy Rate: 5.5%  
 Availability Rate: 8.5%  
 Direct Asking Rate: \$1.61 PSF  
 Overall Rate: \$1.59 PSF  
 Median Price/Bldg SF: \$277.12  
 Median Price/Land SF: \$152.19

**Inland Empire West**  
 Base: 355,896,866 SF  
 Vacancy Rate: 6.1%  
 Availability Rate: 11.7%  
 Direct Asking Rate: \$1.46 PSF  
 Overall Rate: \$1.39 PSF  
 Median Price/Bldg SF: \$307.13  
 Median Price/Land SF: \$125.66

**Inland Empire East**  
 Base: 313,317,611 SF  
 Vacancy Rate: 8.7%  
 Availability Rate: 12.6%  
 Direct Asking Rate: \$1.17 PSF  
 Overall Rate: \$1.05 PSF  
 Median Price/Bldg SF: \$270.86  
 Median Price/Land SF: \$79.26

**Orange County**  
 Base: 234,611,459 SF  
 Vacancy Rate: 4.4%  
 Availability Rate: 7.4%  
 Direct Asking Rate: \$1.65 PSF  
 Overall Rate: \$1.63 PSF  
 Median Price/Bldg SF: \$370.99  
 Median Price/Land SF: \$151.44

**2640 E 45TH ST**



**Q2 2024 LA BASIN MARKET SUMMARY & DRAYAGE MAP**

PREPARED BY:  
 LAC-I Research  
 Lejo Mammen - Director of Research  
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Sources: LAC-I Research, CoStar  
 This survey includes data on industrial properties exceeding 5,000 square feet in size.



# DEMOGRAPHICS



## POPULATION

5 Miles	10 Miles	15 Miles	20 Miles
1.17 M	3.65 M	6.16 M	8.18 M



## AVERAGE HH INCOME

5 Miles	10 Miles	15 Miles	20 Miles
\$80,466	\$104,800	\$128,128	\$132,817



## EMPLOYEES

5 Miles	10 Miles	15 Miles	20 Miles
445,469	1.27 M	2.65 M	3.42 M

## DRIVING DISTANCE FROM PROPERTY

DTLA: 5 MILES
KOREATOWN: 8 MILES
WEST HOLLYWOOD: 13 MILES
CULVER CITY: 12 MILES
PASADENA: 14 MILES
BEVERLY HILLS: 14 MILES
SANTA MONICA: 18 MILES
LAX: 18 MILES
LA & LB PORTS: 24 MILES





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