

**PRICE REDUCTION**

**FOR SALE - ~~\$4,750,000~~ \$4,200,000**  
**CREATIVE ARTIST INDUSTRIAL COMPOUND**



**3401**  
**E 26TH ST**

VERNON CA 90058

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**CBRE**

# THE OFFERING

CBRE, Inc., as exclusive advisor, is pleased to present the exceptional opportunity to acquire 3461 E 26th St in Vernon, CA—a highly improved 3-building compound totaling 16,642 SF, situated on a spacious 38,184 SF lot. Strategically located in the heart of Vernon, this property benefits from its proximity to major freeways (I-10, I-5, I-110, I-710), the Ports of Los Angeles and Long Beach, and its accessibility to Los Angeles International Airport.

The compound is currently configured as a versatile artistic and manufacturing facility, showcasing its adaptability to various industrial uses. It features a dedicated metal fabrication area, a fully-equipped woodworking shop with airlines, and a permitted spray booth for professional finishing applications. This unique setup offers potential owners remarkable flexibility, allowing the property to be occupied entirely by a single user or partially leased to generate additional income.


The property's versatile configuration, blending craftsmanship areas with industrial-grade facilities, positions it perfectly for businesses seeking to establish or expand their operations in one of Southern California's prominent industrial markets.



## PROPERTY HIGHLIGHTS


 **16,642 SF**  
Across Three Structures


 **10**  
Drive-In Doors


 Permitted AQMD  
Spray Booth

 **38,184 SF**  
of Land

 **HVAC**  
In Place for Multiple Units

 Close Proximity to Major  
Freeways at East LA  
Interchange

 **12'-14'**  
Clear Height

 Existing Metal Fabrication  
and Wood Working Shops  
with Active Air Lines

 Fully Fenced and Secured  
Yard Area

# PROPERTY PHOTOS - EXTERIOR



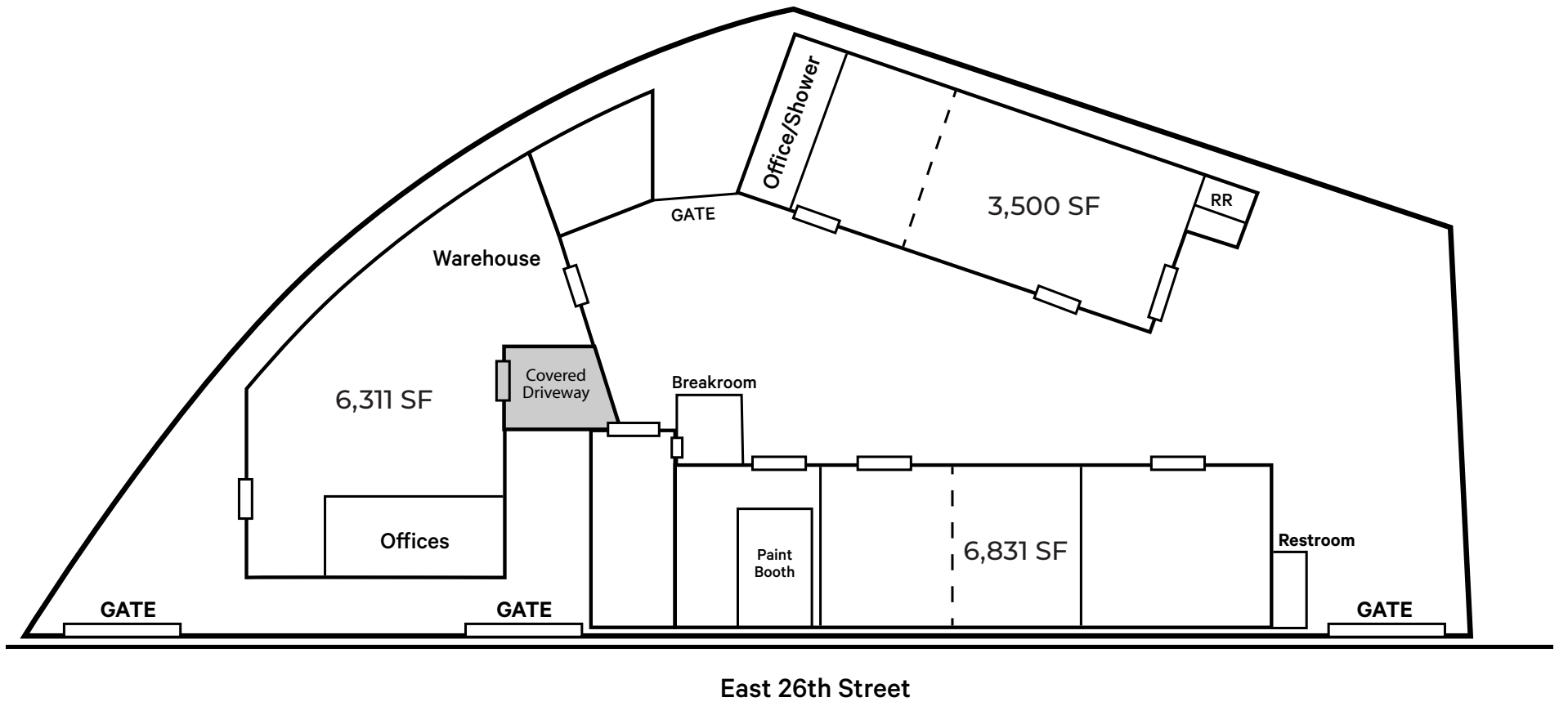
# PROPERTY PHOTOS - INTERIOR



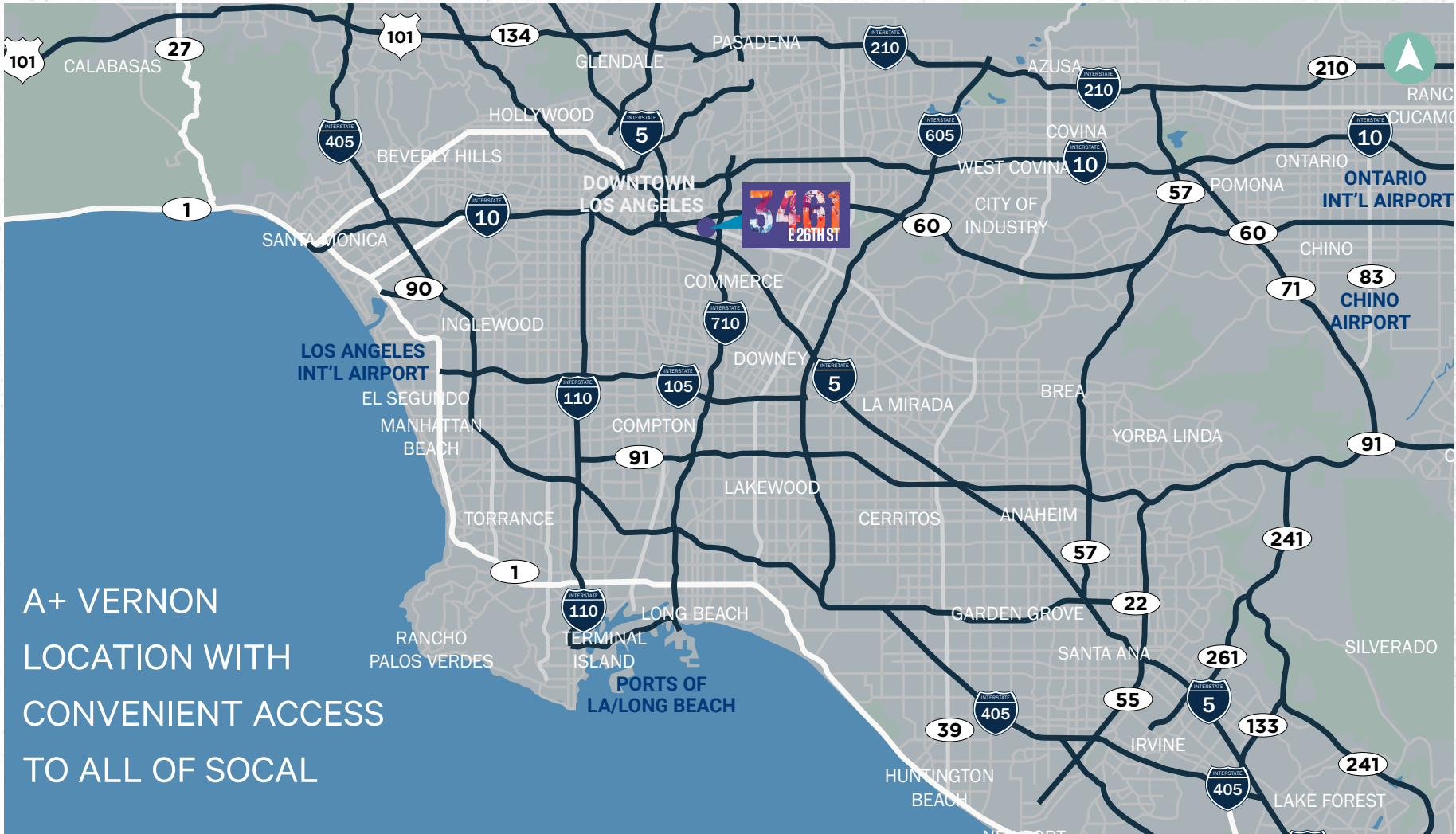
# AERIAL

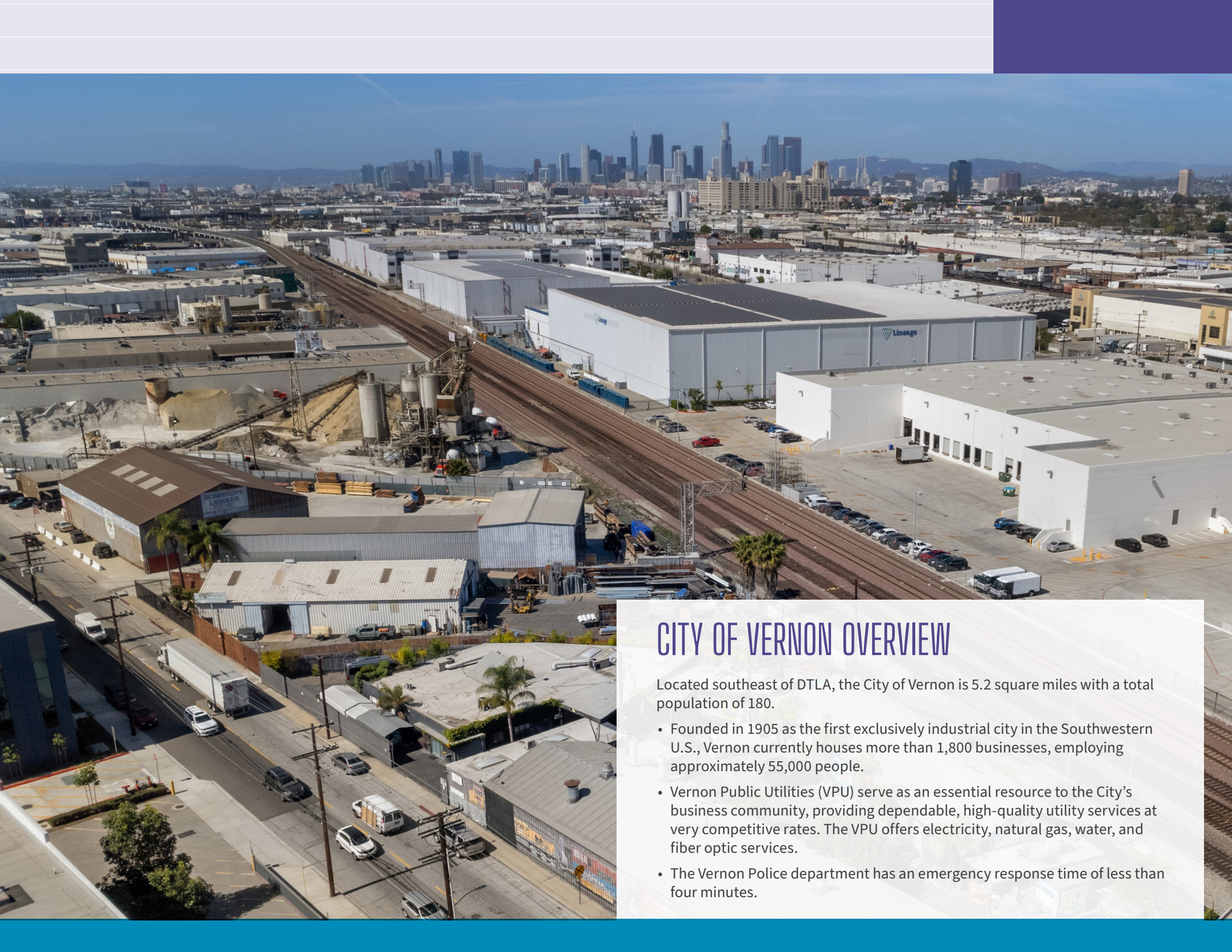


# SITE PLAN



# CENTRAL LOCATION AERIAL





## CITY OF VERNON OVERVIEW

Located southeast of DTLA, the City of Vernon is 5.2 square miles with a total population of 180.

- Founded in 1905 as the first exclusively industrial city in the Southwestern U.S., Vernon currently houses more than 1,800 businesses, employing approximately 55,000 people.
- Vernon Public Utilities (VPU) serve as an essential resource to the City's business community, providing dependable, high-quality utility services at very competitive rates. The VPU offers electricity, natural gas, water, and fiber optic services.
- The Vernon Police department has an emergency response time of less than four minutes.



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