



GROUND LEASE OPPORTUNITY

2901 SACO STREET

VERNON • CA 90058

- » RARE INDUSTRIAL GROUND LEASE OPPORTUNITY IN CENTRAL LA
- » POTENTIAL FOR MANY INDUSTRIAL USES / OUTDOOR STORAGE / EV PARKING / CHARGING (TENANT SHOULD VERIFY W/ CITY OF VERNON)
- » LOCATED IN TRUCK & FREIGHT TERMINAL OVERLAY ZONE (TENANT TO VERIFY)
- » NORTH VERNON LOCATION NEAR SANTA FE AVE & E 37TH ST



±5.10 ACRES OF INDUSTRIAL LAND
(INCLUDES **±78,478 SF** OF BUILDINGS)

DO NOT DISTURB OCCUPANT. SHOWN BY APPOINTMENT ONLY!



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

PROPERTY HIGHLIGHTS

- ▶ RARE INDUSTRIAL GROUND LEASE OPPORTUNITY IN CENTRAL LA
- ▶ FLEXIBLE TERM – CALL BROKER WITH YOUR REQUIREMENT
- ▶ ±222,156 SF OF LAND INCLUDES ±78,478 SF OF BUILDINGS
- ▶ CITY OF VERNON – INDUSTRIAL ZONED
- ▶ POTENTIAL FOR MANY USES (*TENANT TO VERIFY WITH CITY*)
 - AI/DATA CENTER DEVELOPMENT
 - ADVANCED MANUFACTURING (ROBOTICS, FABRICATION, ETC.)
 - EV CHARGING STATION FOR TRUCKS/HEAVY EQUIPMENT
 - OUTDOOR STORAGE/PARKING
 - FREEZER/COOLER FACILITY DEVELOPMENT
- ▶ NORTH VERNON LOCATION, NEAR SANTA FE AVE AND E 37TH ST
- ▶ LOCATED IN TRUCK & FREIGHT TERMINAL OVERLAY ZONE (*TENANT TO VERIFY WITH CITY*)
- ▶ AKA: 2219-2227 E 37TH ST, VERNON



PRICING SUMMARY

LEASE RATE

\$TBD

WHY CITY OF VERNON?

- CITY OWNED UTILITIES – BUILT FOR HIGH ENERGY USES
- BUSINESS FRIENDLY – ECONOMIC DEVELOPMENT INCENTIVES
- ACCESS TO CENTRAL LOS ANGELES WORKFORCE
- STREAMLINED PERMITTING & REGULATORY PROCESSES

Tenant should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, sprinkler capacity, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Tenant's product weight and product types and use, etc. Tenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Sprinkler/Racking Consultant, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Tenant in order for Tenant to occupy all areas of the building legally. Lee & Associates-Los Angeles Central strongly recommends that the above items be completed prior to waiver of any contingencies for a purchase. Broker also advises Tenant to obtain any required use permits and business licenses prior to waiver of Tenant contingencies and have their Attorney review any Purchase Contract prior to execution.

ARMEN KAZARYAN MRED

Senior Vice President | LIC NO 01291719

323.767.2041

akazaryan@lee-associates.com

MIKE D. SMITH

Senior Vice President | LIC NO 00978736

323.767.2109

mdsmith@lee-associates.com

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PROPERTY INFORMATION

BUILDING SIZE	±78,478 SF
LAND SIZE	±5.10 ACRES or ±222,156 SF
OFFICE SIZE	±6,784 SF
LOADING	1 DH & 8 GL
CLEARANCE	13' - 34'
SPRINKLERS	YES (Some Bldgs are Partially Sprinklered)
POWER	1,200 Amps, 480 V, 3 Phase, 4 Wire (Buyer should Verify)
ZONING	VEM (Tenant should Verify with City)
PARKING	Abundant
YEAR BUILT	1927 & 1953
APN	6302-009-037; 6302-001-002



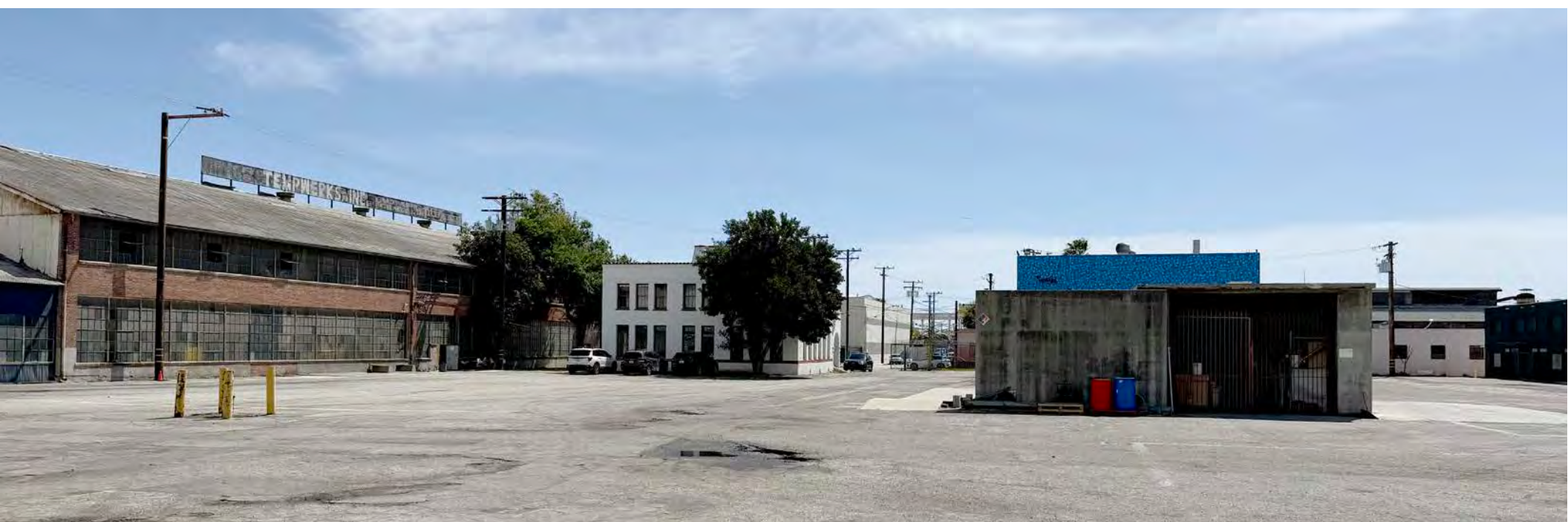
Lee & Associates | Los Angeles Central
5675 Telegraph Rd, Ste 300, Los Angeles, CA 90040



LEE-ASSOCIATES.COM
CORP ID 01125429

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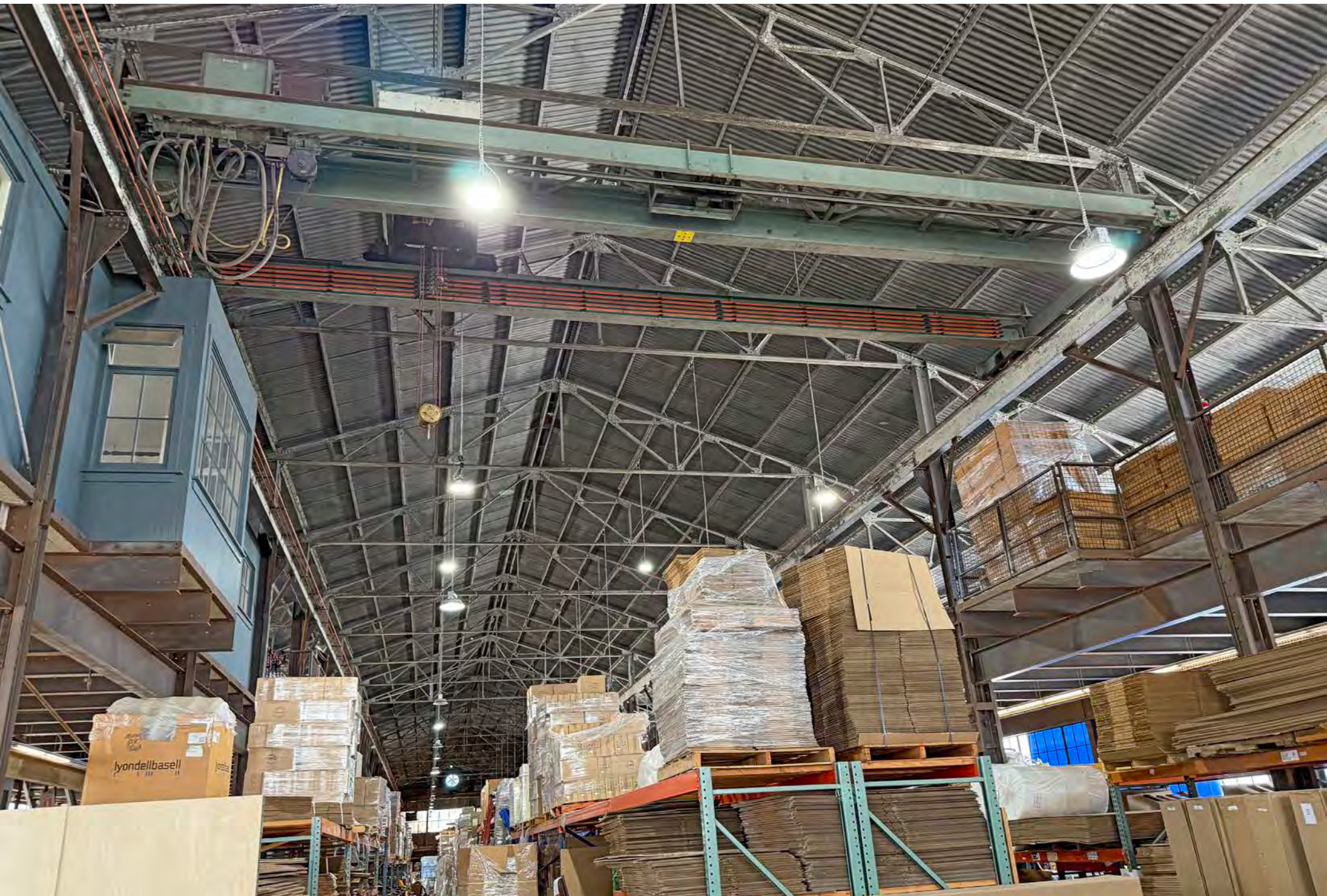
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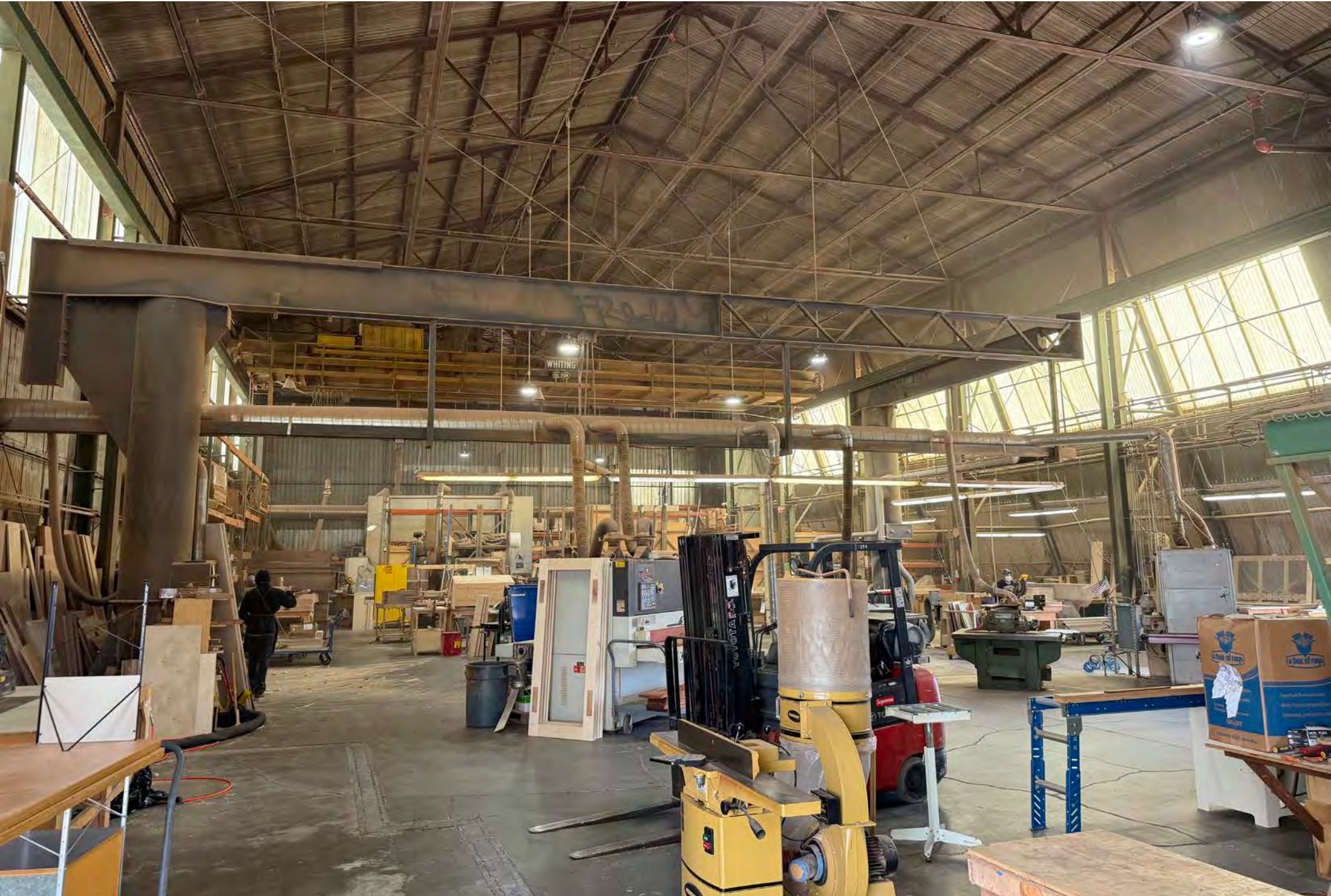
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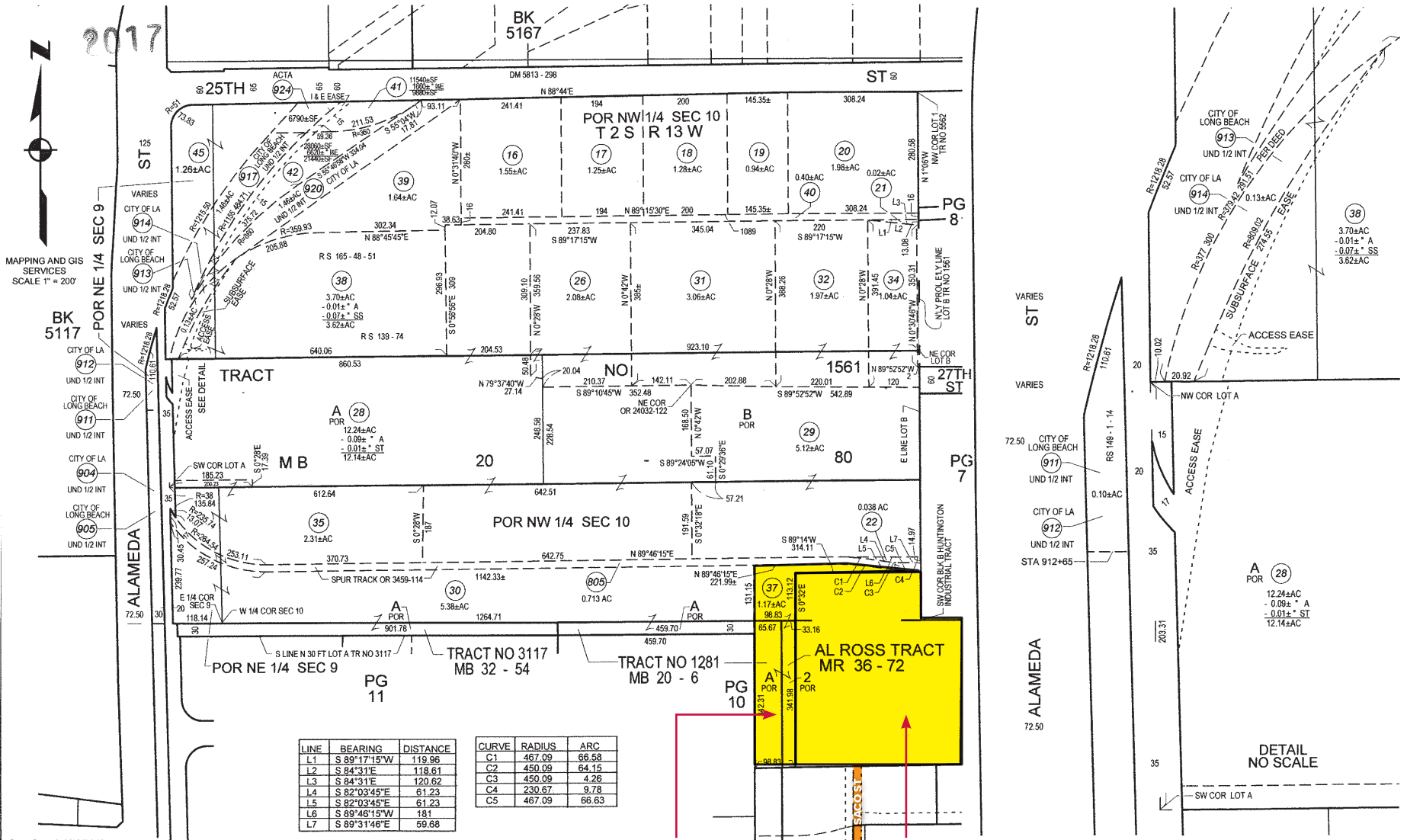


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FOR MORE INFORMATION PLEASE CONTACT:

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