



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 ►**

**\$19,315,400**

**\$299.00 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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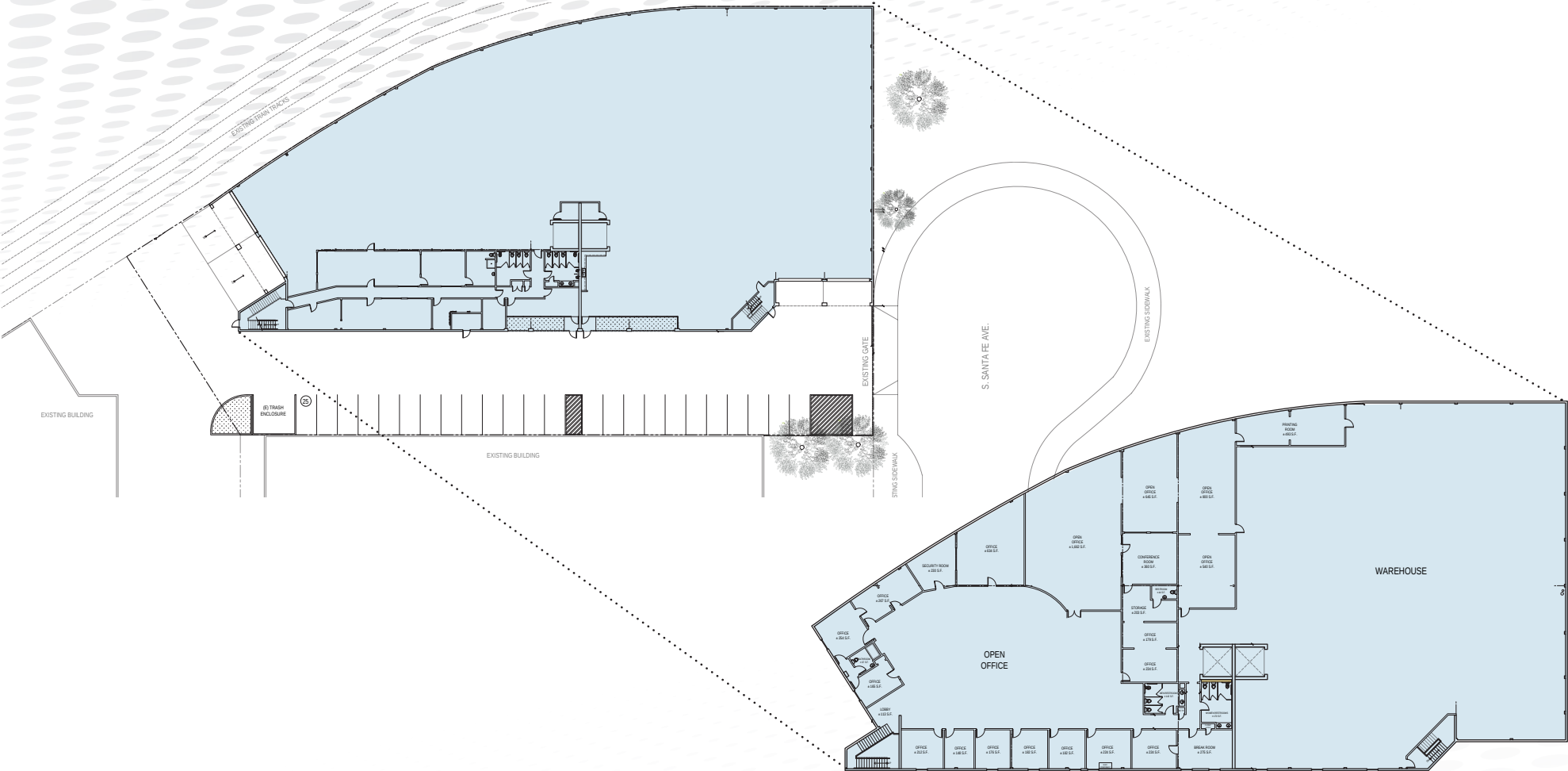
**LEE-ASSOCIATES.COM**

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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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## PROPERTY PHOTOS



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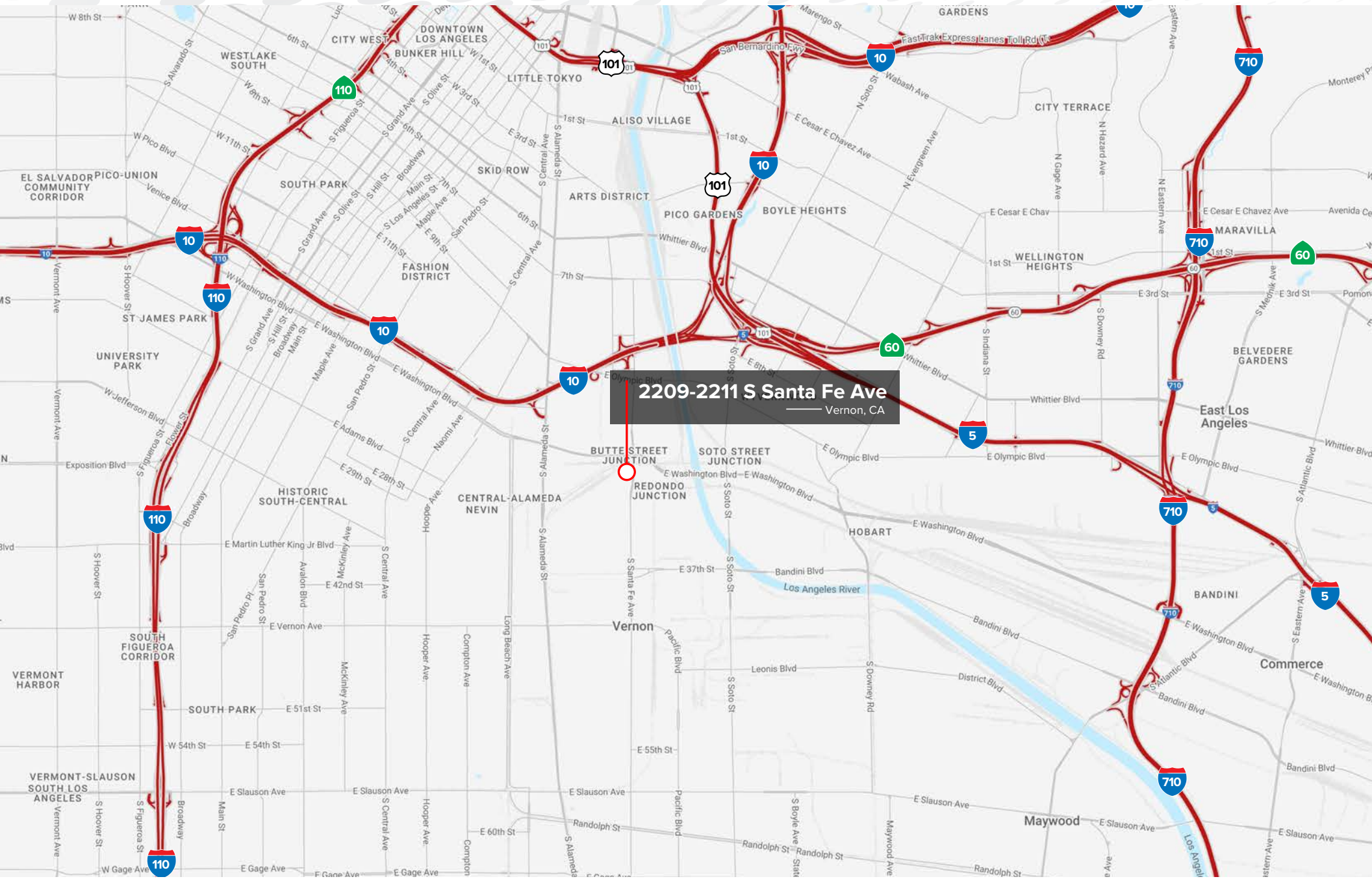
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LOCATION MAP



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| 5 Miles   | 10 Miles  | 15 Miles  | 20 Miles  |
|-----------|-----------|-----------|-----------|
| 1,073,668 | 3,569,738 | 6,165,840 | 8,242,938 |



| 5 Miles  | 10 Miles  | 15 Miles  | 20 Miles  |
|----------|-----------|-----------|-----------|
| \$86,926 | \$109,367 | \$133,930 | \$137,703 |



| 5 Miles | 10 Miles  | 15 Miles  | 20 Miles |
|---------|-----------|-----------|----------|
| 517,098 | 1,294,977 | 2,699,988 | 3,533,32 |

DTLA  
5 Miles

LAX  
17 Miles

LA & LB PORTS  
24 Miles

