

±26,779 SF (0.61 AC) FOR LEASE OR SALE
Powered Land Site with Plug-In Infrastructure
4441 E 52nd St, Vernon, CA 90270

TEAM
CONDON

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**CUSHMAN &
WAKEFIELD**

PROPERTY OVERVIEW



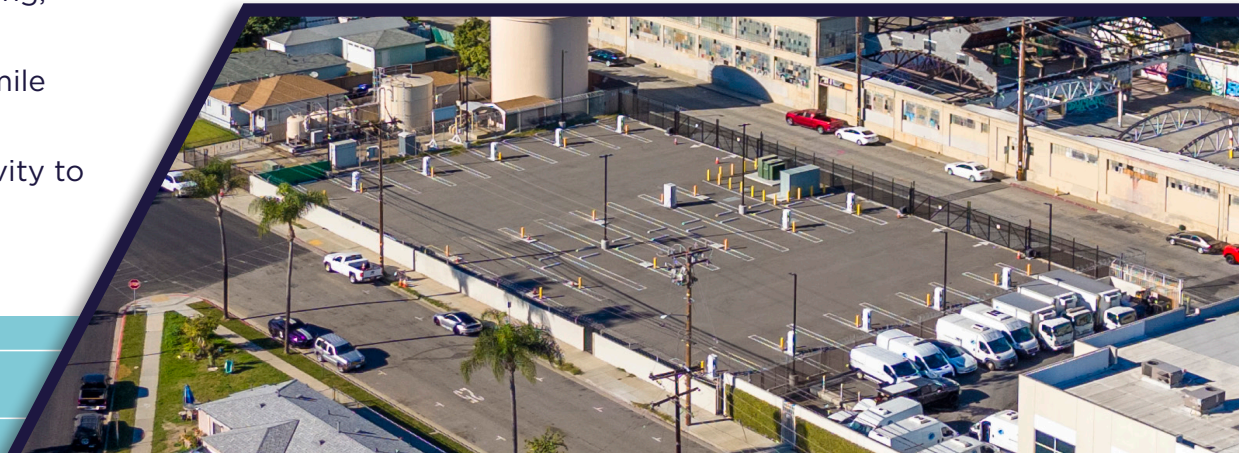
- **Land Size:** +/- 26,779 SF (0.61 AC)
- **Location:** Ideal infill LA location in Vernon with direct access to major freight corridors and exceptional regional connectivity.
- **Power:** 1.5 MW (~3,000 Amps) currently live, with a defined path to expand to approximately 5-8 MW (~6,010-9,616 Amps)
- **Existing Infrastructure:** Fully installed charging infrastructure including 12 x 40 kW chargers and 1 x 120 kW DC fast charger. Additional charging equipment is available and ready for deployment: 19 x 40 kW chargers and 4 x 120 kW DC fast chargers
- **Site Condition:** Newly paved, well-lit, and fully secured yard
- **Site Access:** Direct 52nd Street ingress/egress with dual access points on the east and west ends
- **Zoning:** VEM*; The site sits at the Maywood/Vernon boundary but is located within the City of Vernon
- **Lease Asking Rate:** To be discussed
- **Sales Price:** To be discussed

PROPERTY HIGHLIGHTS



- Turnkey EV charging infrastructure, with installed equipment and additional units ready for deployment
- Ample existing power, with a defined path to 5-8 MW expansion to support growing fleet demands
- Secure, recently improved yard featuring new paving, perimeter fencing, and automated gate access
- Designed for fleet users, including mid-duty, last-mile delivery, and broader EV-focused operations
- Central infill Vernon location with strong connectivity to the 710, 5, and 110 freeway corridors

- Business-friendly industrial environment offering efficient permitting and utility support
- Rapid activation potential with power, chargers, and key site improvements already in place



CHARGING INFRASTRUCTURE

ON-SITE CHARGING INFRASTRUCTURE DETAILS

Installed Charging Equipment (Operational Now)

The site is fully equipped with turnkey, live EV charging infrastructure, suitable for mid-duty fleets, last-mile operators, or commercial EV users. Installed equipment includes:

- 12 × 40 kW DC Level-3 chargers
 - Approx. 48 amps each (480V, 3-phase)
 - Ideal for mid-duty fleet vehicles and routine daily cycling
 - Supports sequential charging or simultaneous multi-vehicle staging
- 1 × 120 kW DC fast charger
 - Approx. 144 amps (480V, 3-phase)
 - Enables rapid turnarounds for high-utilization vehicles
 - Suitable for emergency top-offs or peak-period throughput

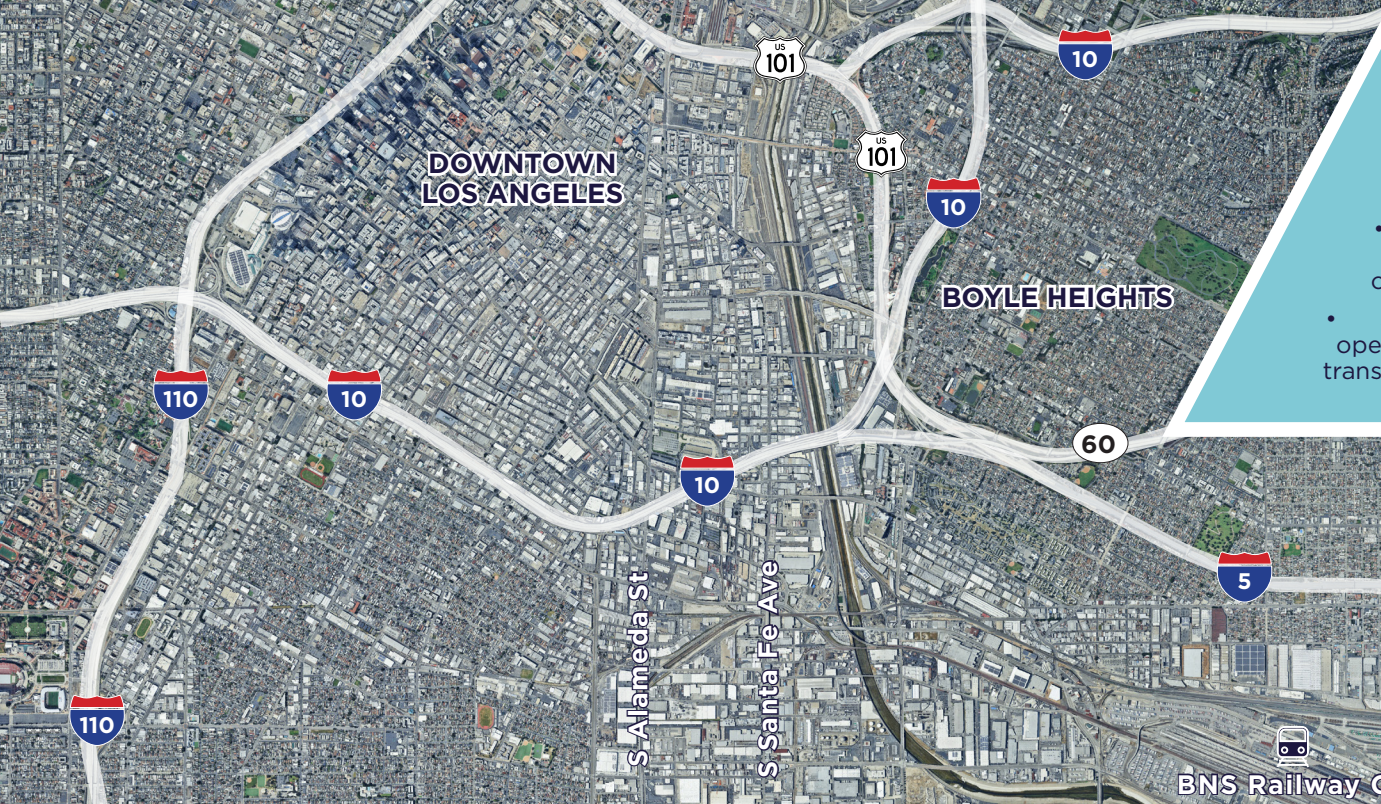
Additional Charging Equipment Available (Ready for Deployment)

Significant additional hardware is available and can be deployed immediately to expand charging capacity without lead times:

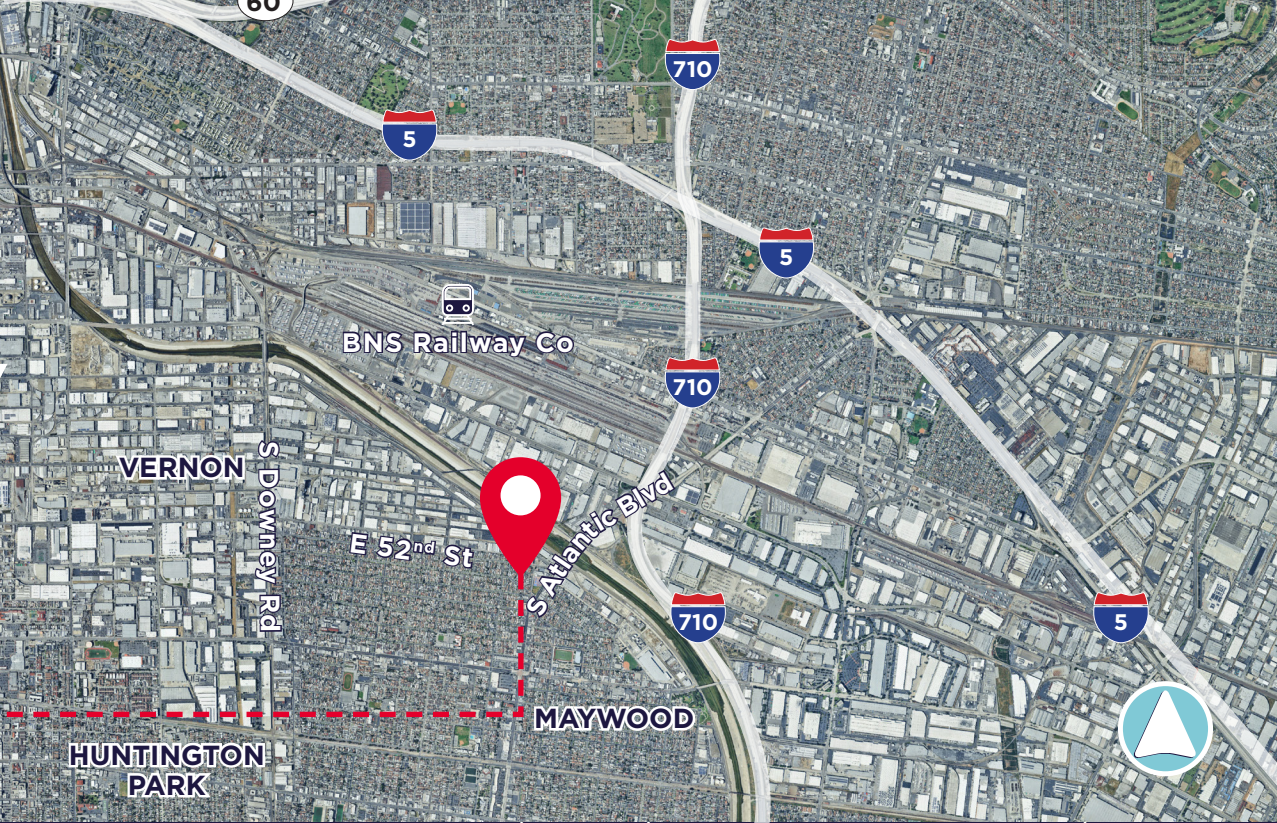
- 19 × 40 kW chargers (Level-3)
 - Matches existing installed units for easy scalability
 - Allows expansion from 12 to up to 31 active 40 kW stations
- 4 × 120 kW DC fast chargers
 - Expands DC fast-charging availability from 1 to up to 5 stations
 - Supports peak-volume rapid charging or diversified fleet mix



PROPERTY AERIAL MAP



- ### Strategic Infill Los Angeles Location
- Prime infill location just 4 miles from Downtown Los Angeles, offering unmatched access to the urban core and regional transportation nodes
 - Immediate proximity to the Vernon industrial district, one of the most dense and infrastructure-rich logistics hubs in Greater LA
 - Excellent freeway access to the I-710, I-5, I-10, and US-101, enabling direct distribution routes across Southern California
 - Highly energized utility corridor, ideal for power-intensive operations including fleet electrification and cold storage
 - Surrounded by major industrial users and logistics operators, including food production, warehousing, and transportation sectors



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