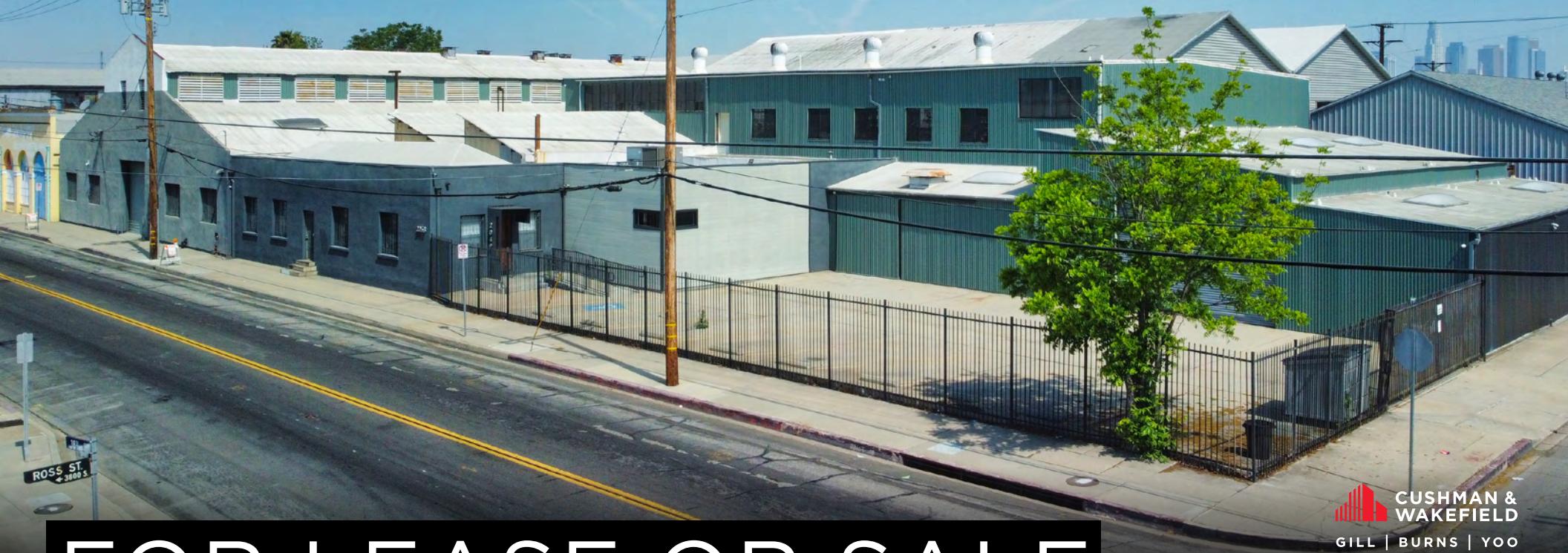


VERNON

2049 2053

E 38TH ST

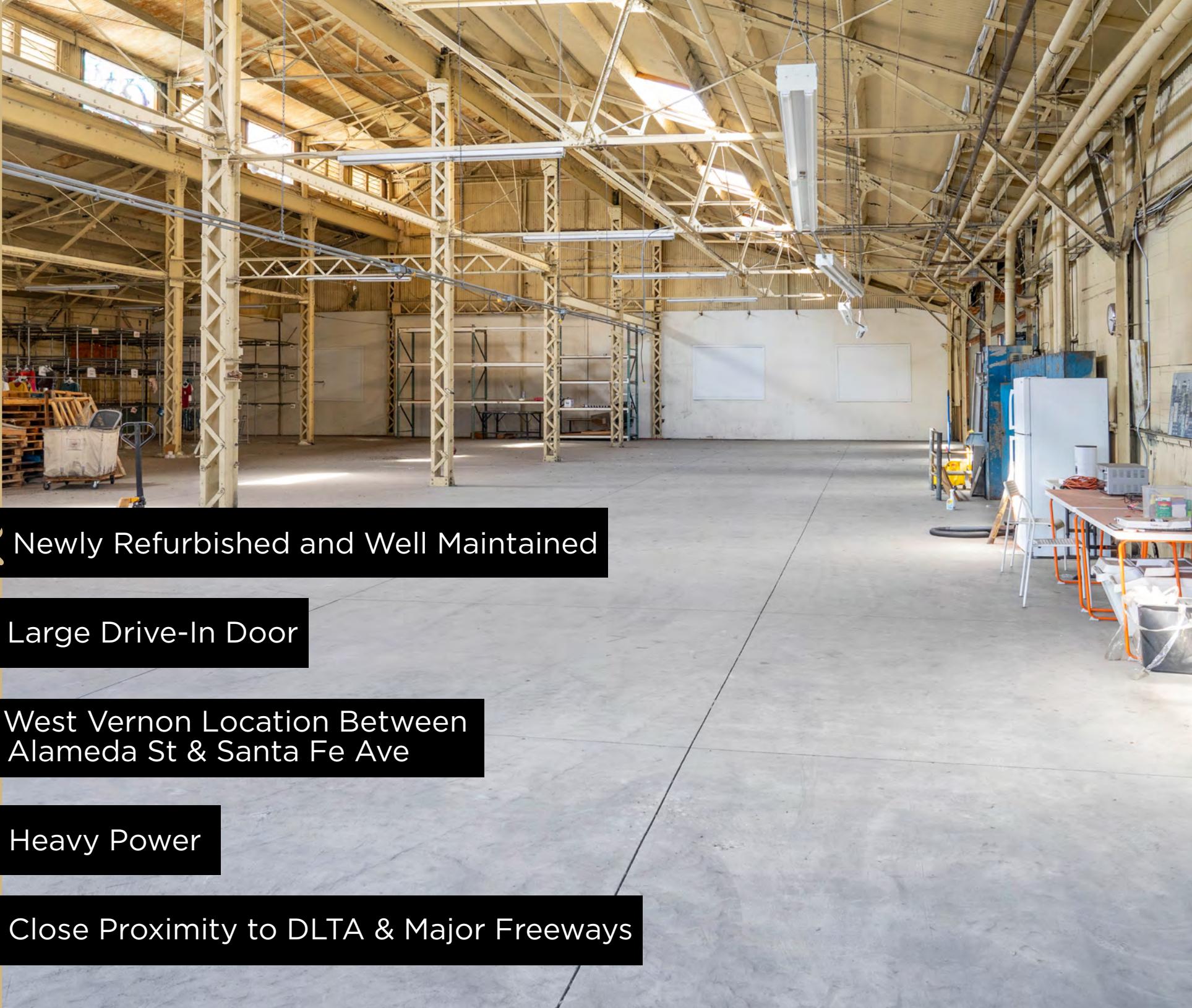
CA



FOR LEASE OR SALE

±38,271 SF MULTI-PURPOSE INDUSTRIAL FACILITY AT A PRIME VERNON LOCATION

 CUSHMAN &  
WAKEFIELD  
GILL | BURNS | YOO



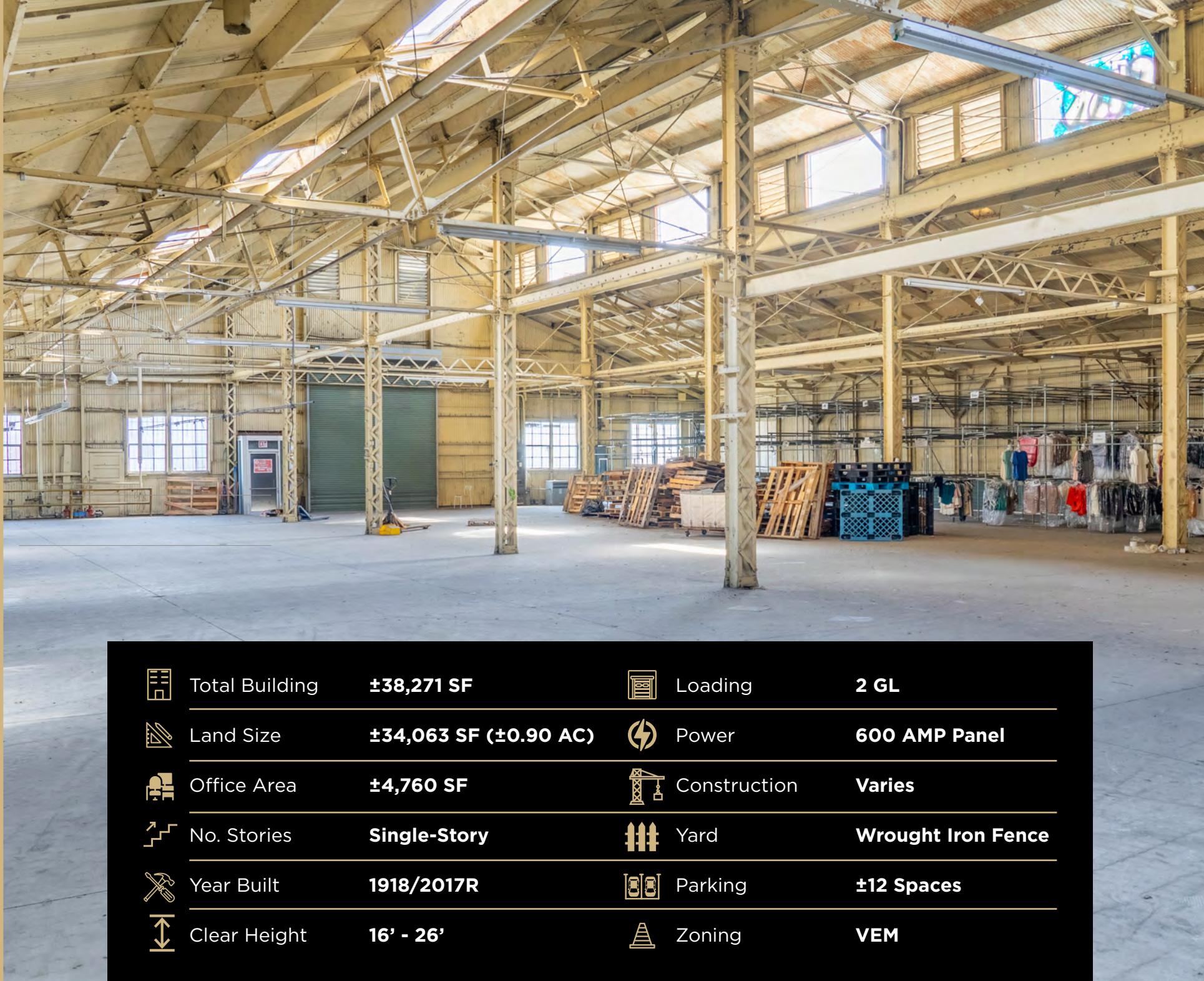
 Newly Refurbished and Well Maintained

 Large Drive-In Door

 West Vernon Location Between  
Alameda St & Santa Fe Ave

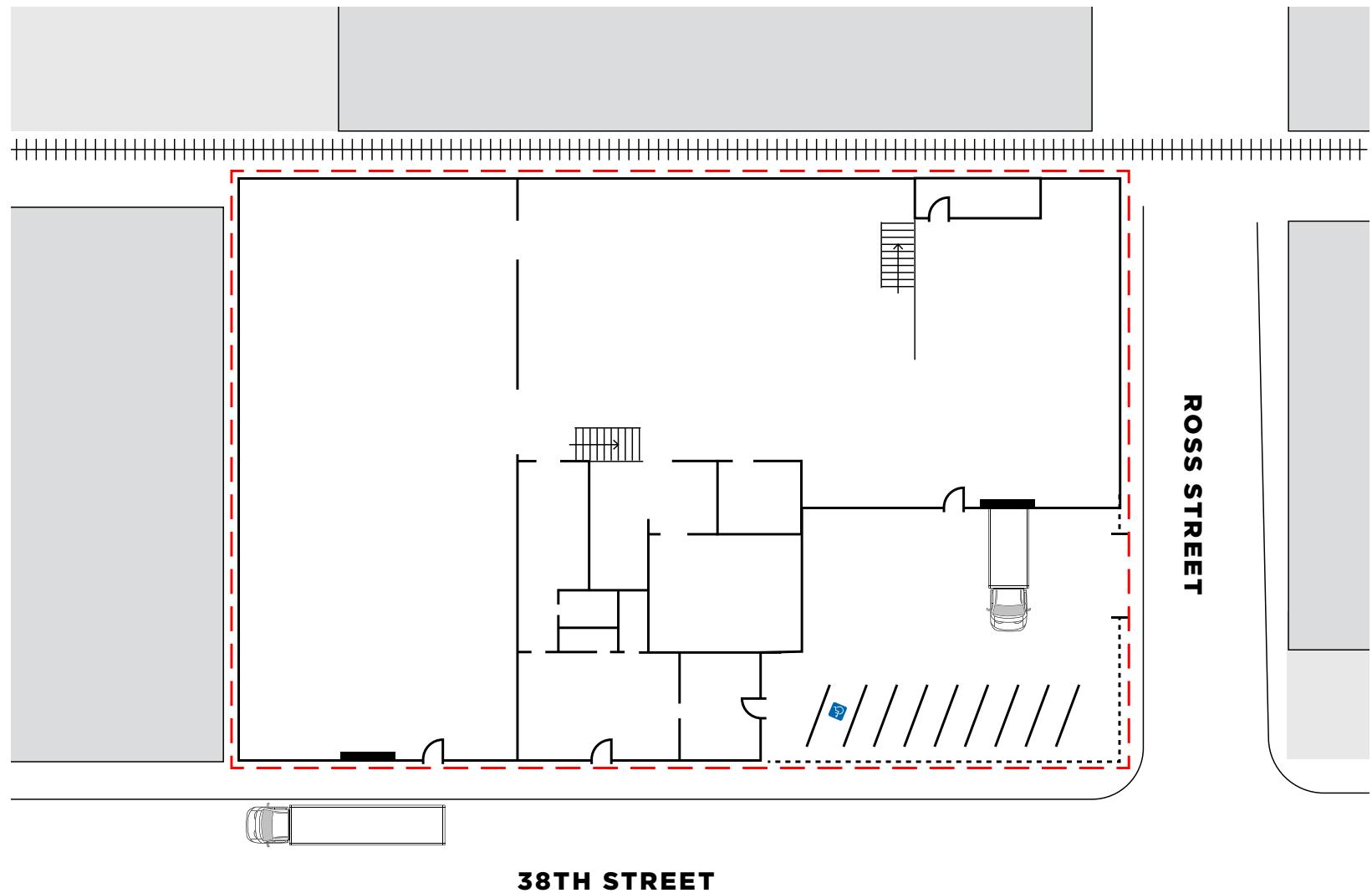
 Heavy Power

 Close Proximity to DLTA & Major Freeways



	Total Building	<b>±38,271 SF</b>		Loading	<b>2 GL</b>
	Land Size	<b>±34,063 SF (±0.90 AC)</b>		Power	<b>600 AMP Panel</b>
	Office Area	<b>±4,760 SF</b>		Construction	<b>Varies</b>
	No. Stories	<b>Single-Story</b>		Yard	<b>Wrought Iron Fence</b>
	Year Built	<b>1918/2017R</b>		Parking	<b>±12 Spaces</b>
	Clear Height	<b>16' - 26'</b>		Zoning	<b>VEM</b>

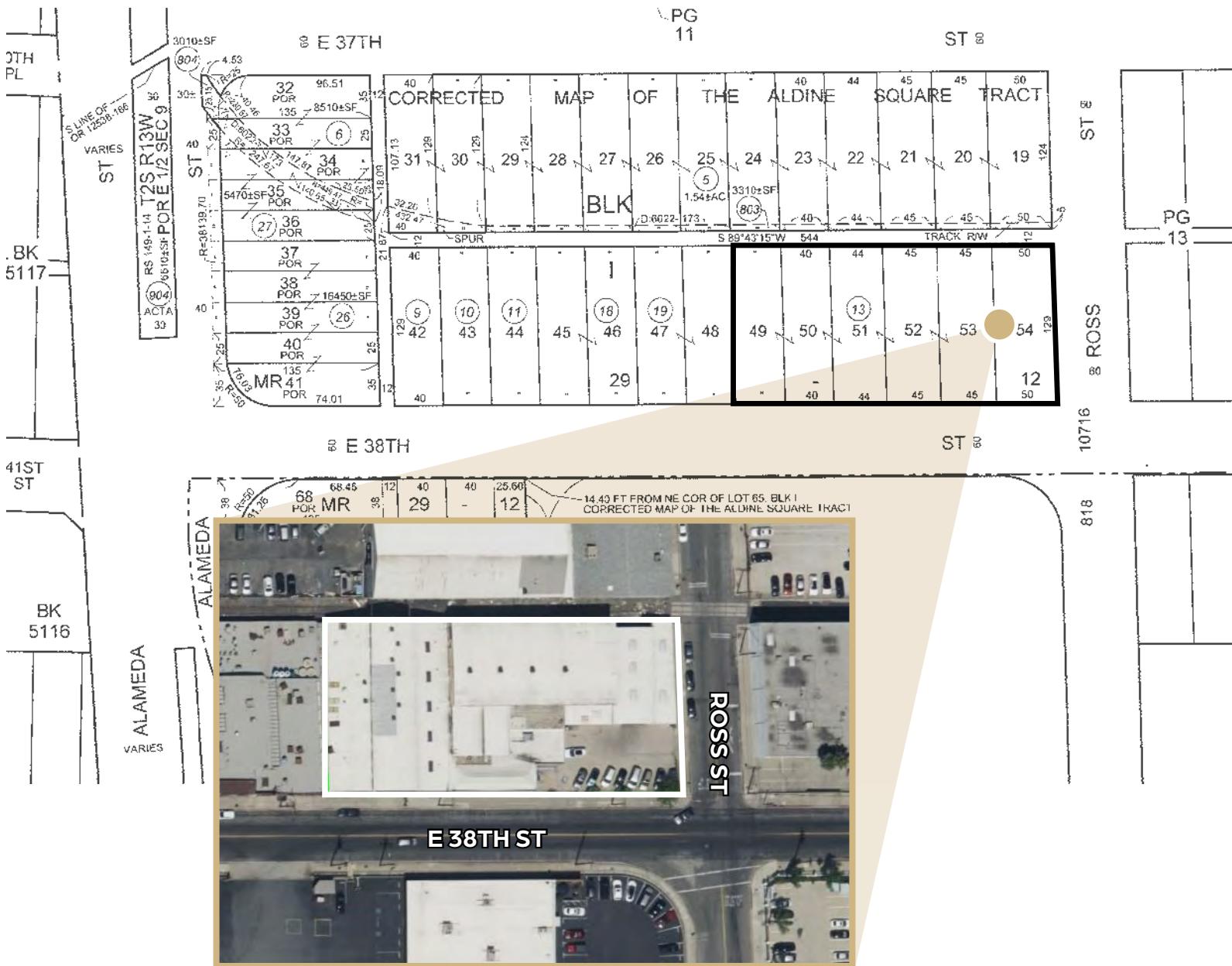
# FLOORPLAN



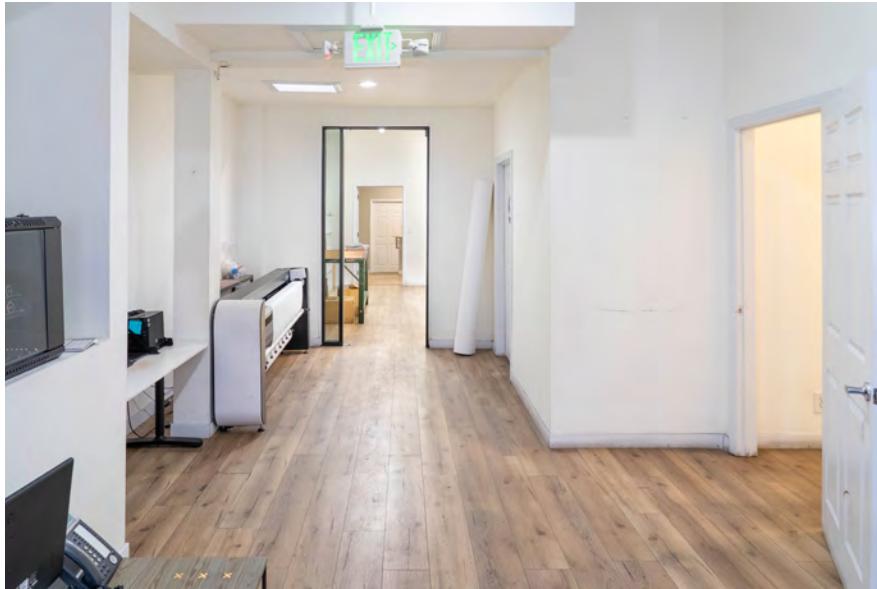
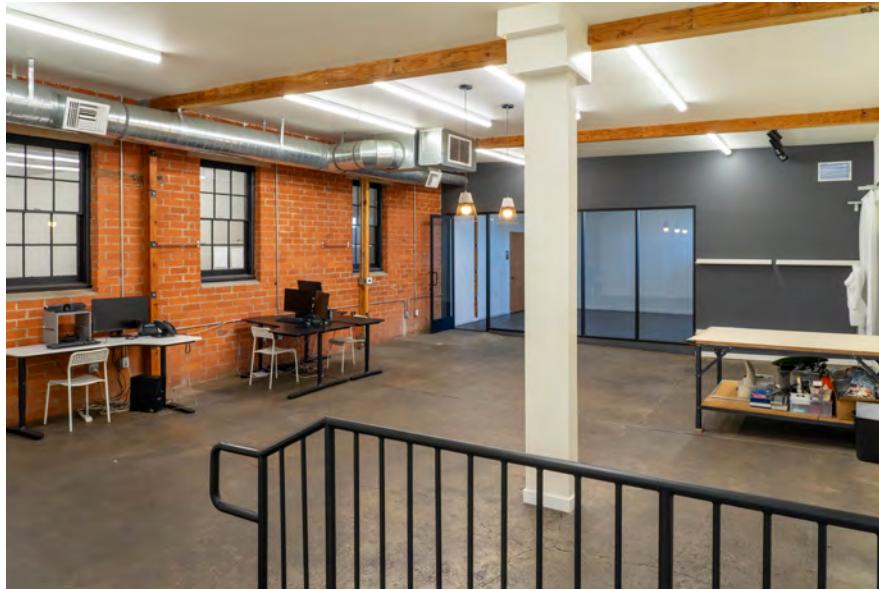
\* NOT TO SCALE AND APPROXIMATE - FOR DISCUSSION PURPOSES ONLY. BUYER TO INDEPENDENTLY VERIFY ALL INFO.

N

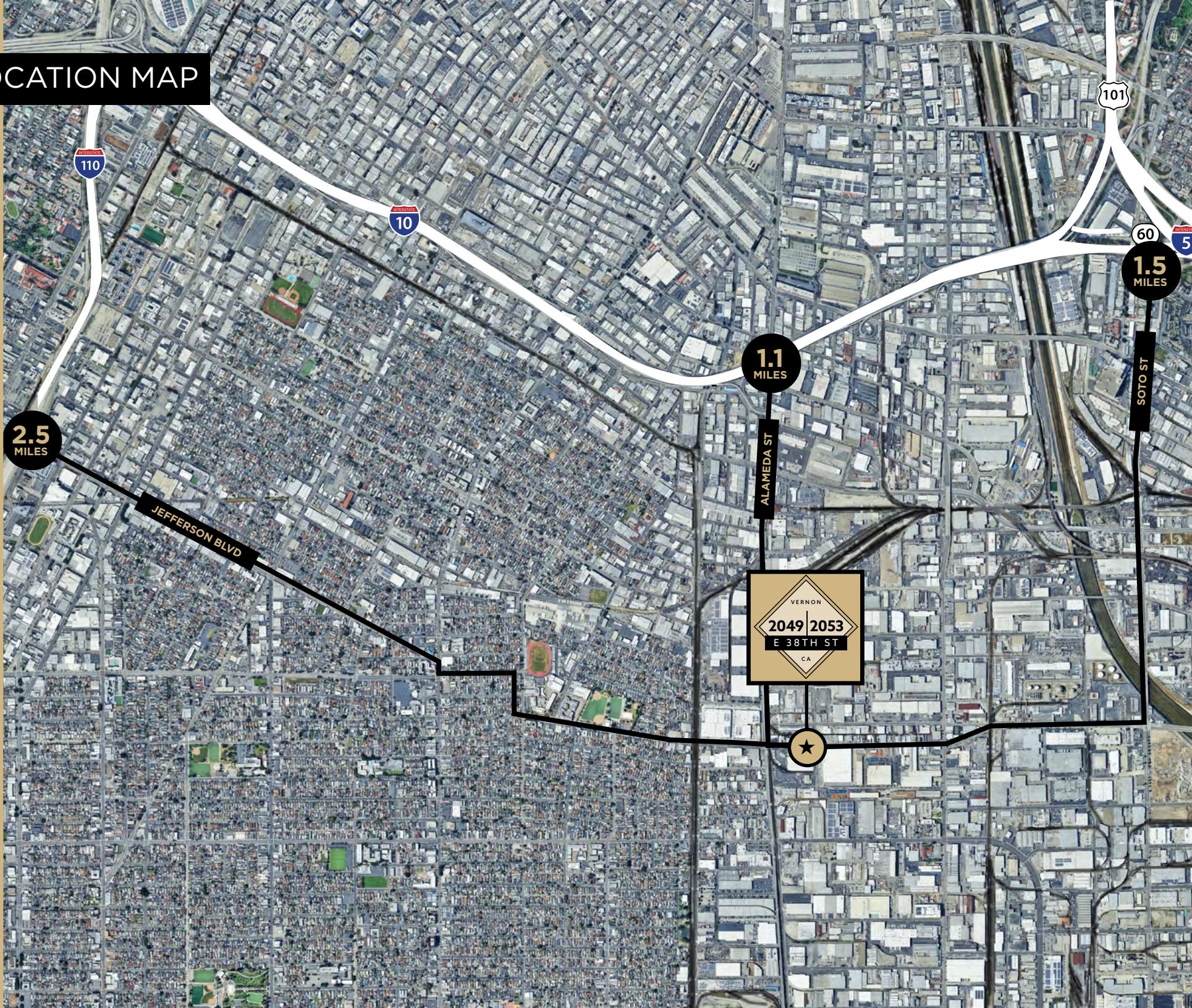
# PARCEL MAP



## INTERIOR PHOTOS



# LOCATION MAP



# CITY OF VERNON

**1905**

**±5.2**

Square Miles

**1,800**

Industrial Occupants

**220**

Residents

**:04**

Emergency Response Time

**30%**

Lower Costs

Offers a business-friendly environment – the city was founded with the motto “Exclusively Industrial” in 1905.

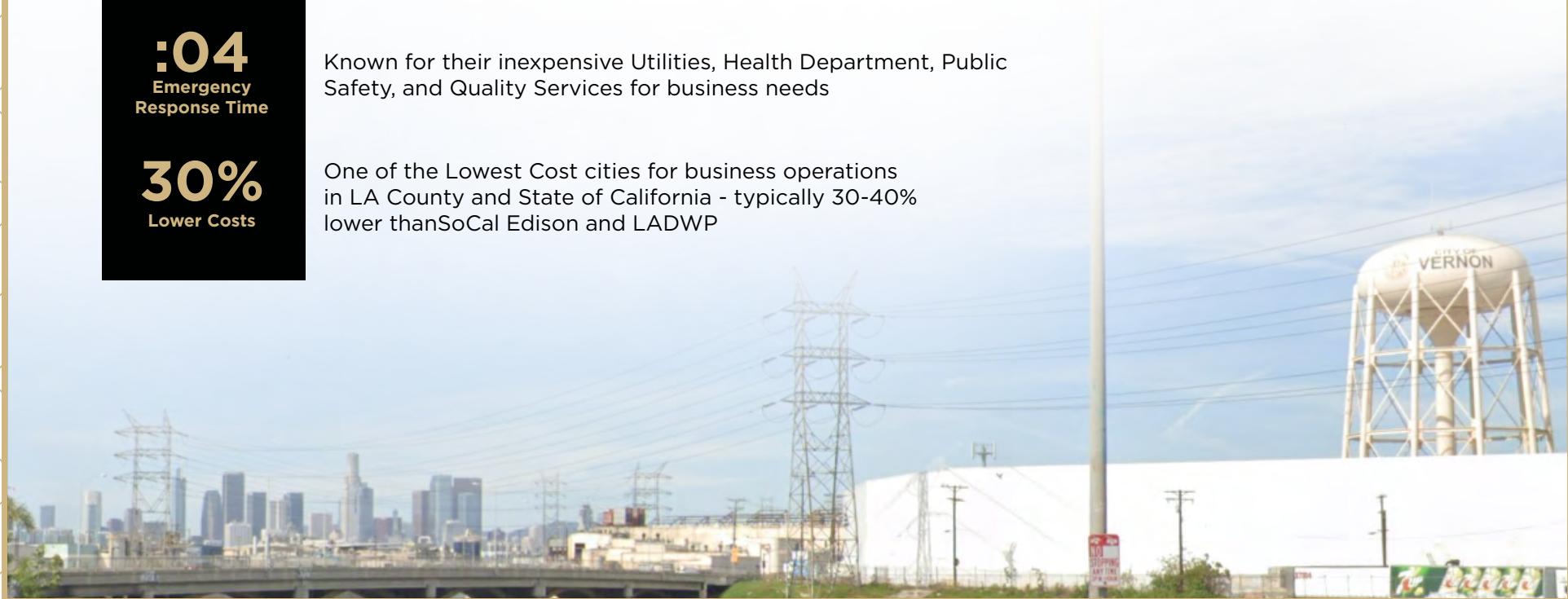
Consists of 5.2 square miles and located directly southeast of Downtown Los Angeles close to the Ports and Intermodal Yard

Houses over 1,800 business that employ approximately 55,000 people providing \$4.4 billion in annual wages and salaries

Only 220 residents with 75 total households

Known for their inexpensive Utilities, Health Department, Public Safety, and Quality Services for business needs

One of the Lowest Cost cities for business operations in LA County and State of California - typically 30-40% lower than SoCal Edison and LADWP



# REGIONAL MAP





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