



 CUSHMAN &  
WAKEFIELD  
GILL | BURNS | YOO

FOR LEASE OR SALE

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





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

**±38,271 SF**



Loading

**2 GL**



Land Size

**±34,063 SF (±0.90 AC)**



Power

**600 AMP Panel**



Office Area

**±4,760 SF**



Construction

**Varies**



No. Stories

**Single-Story**



Yard

**Wrought Iron Fence**



Year Built

**1918/2017R**



Parking

**±12 Spaces**



Clear Height

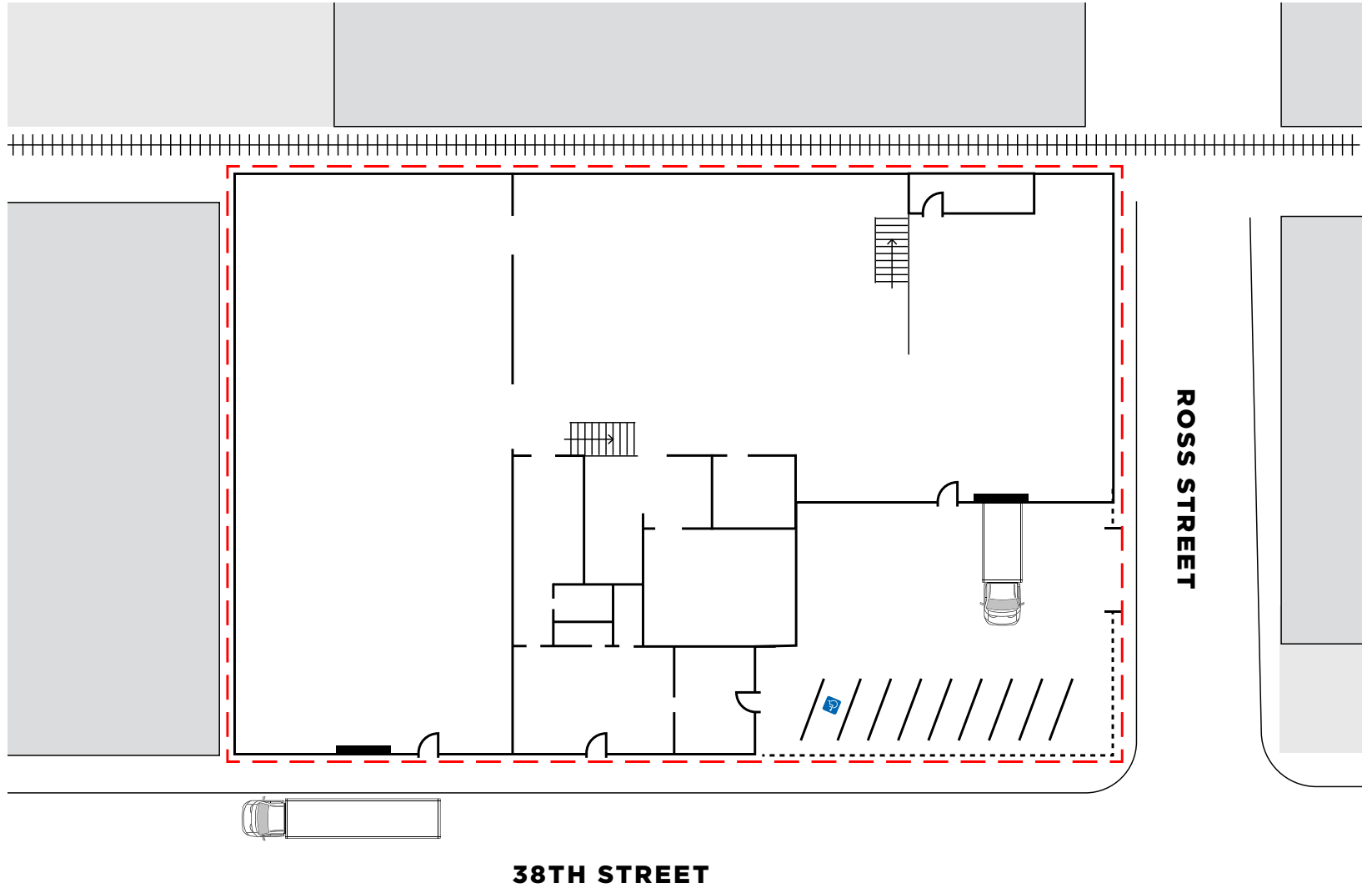
**16' - 26'**



Zoning

**VEM**

# FLOORPLAN

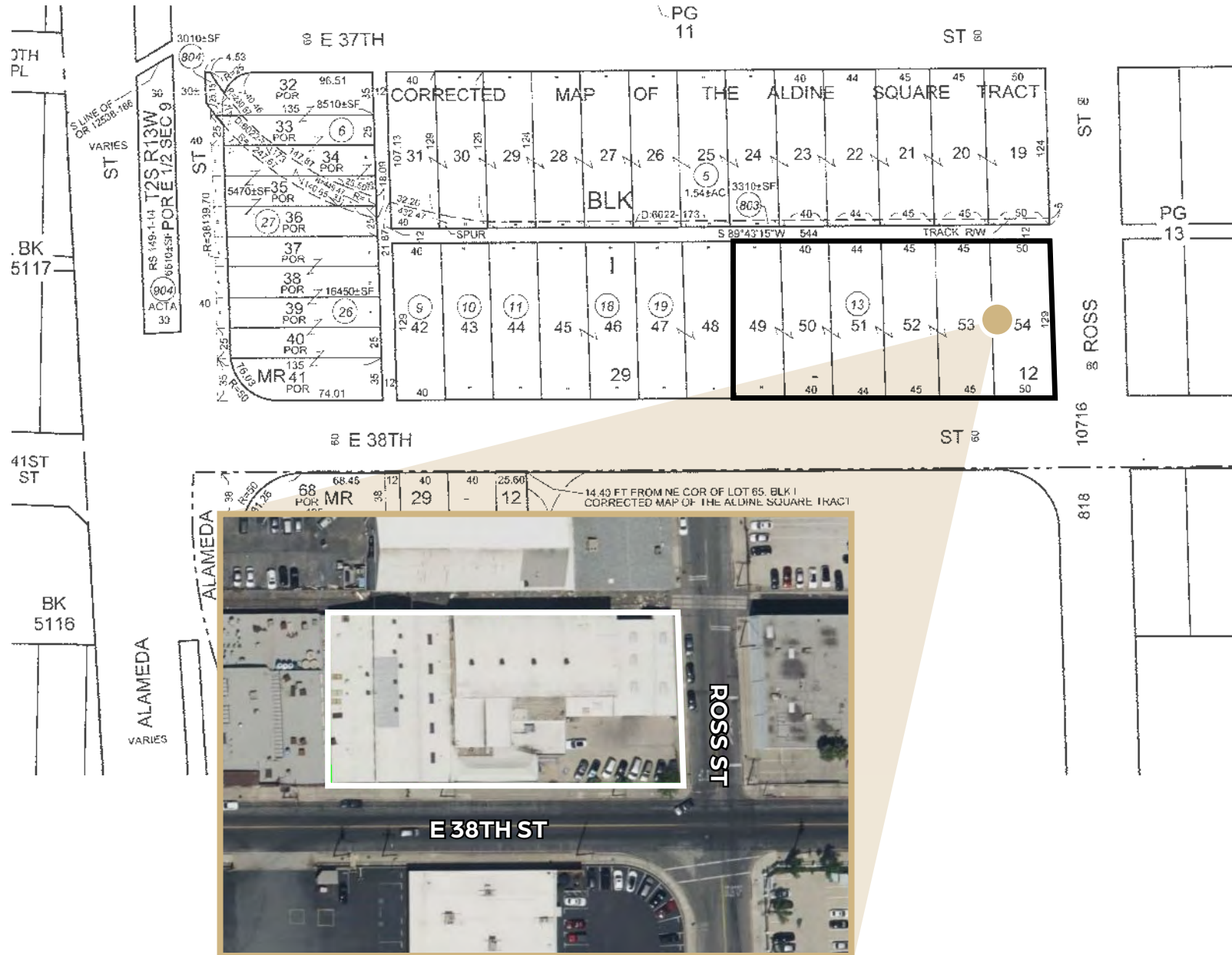


\* NOT TO SCALE AND APPROXIMATE - FOR DISCUSSION PURPOSES ONLY. BUYER TO INDEPENDENTLY VERIFY ALL INFO.

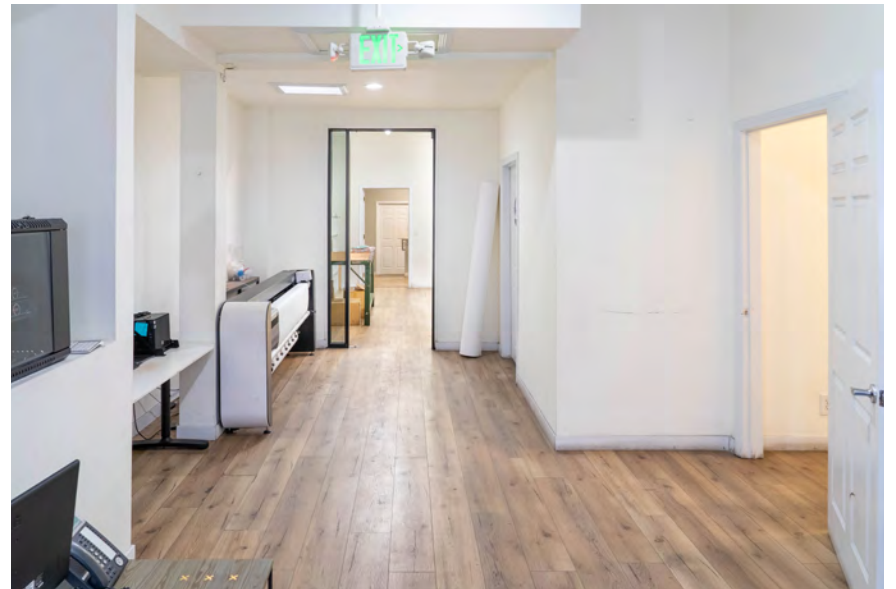




# PARCEL MAP

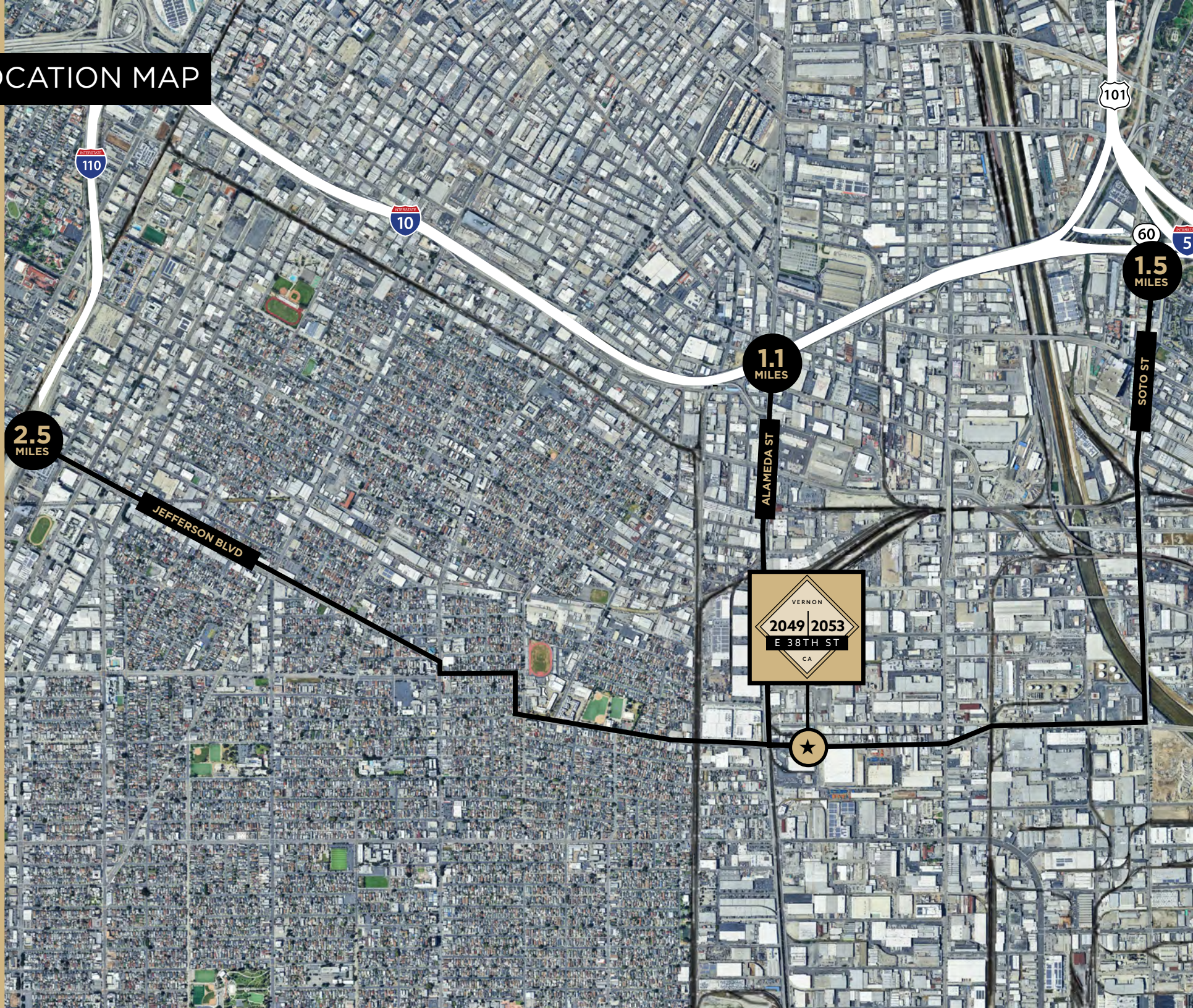


# INTERIOR PHOTOS





# LOCATION MAP





# CITY OF VERNON

**1905**

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

**±5.2**

Square Miles

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

**1,800**

Industrial Occupants

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

**220**

Residents

Only 220 residents with 75 total households

**:04**

Emergency  
Response Time

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

**30%**

Lower Costs

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

DRIVING DISTANCE	
1.1 Miles	10 FREEWAY
1.8 Miles	5 FREEWAY
2.5 Miles	110 FREEWAY
2.8 Miles	ARTS DISTRICT
3.7 Miles	DTLA
4.4 Miles	INTERMODAL YARD
13 Miles	BEVERLY HILLS
13.7 Miles	PASADENA
18.4 Miles	SANTA MONICA
17 Miles	LAX
22 Miles	PORTS

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