



2424 E 24TH ST, VERNON, CA 90058

**INDUSTRIAL**



**FOR LEASE**

OFFERING MEMORANDUM



## ● SITE DESCRIPTION

**IKON Properties LA** is excited to present an exceptional leasing opportunity for a prime 4,000 square-foot property located at 2424 E 24th St. in Vernon. This facility is strategically positioned within one of Los Angeles' most prominent industrial hubs, offering immediate access to major transportation routes including Interstate 5 and Interstate 10, ensuring excellent connectivity for logistics, distribution, and commuting.

### **Key Features:**

- Size: 4,000 square feet of versatile industrial space available for lease
- Clearance: High ceilings accommodating a variety of industrial and creative uses
- Accessibility: Functional loading access with gated entry for security and ease of operations
- Power: Adequate power supply to support a range of business needs
- Flexibility: Open layout suitable for warehouse, production, or creative flex space configurations
- Amenities: Includes office area and restroom facilities for operational convenience

### **Zoning and Potential Uses:**

The property is zoned for industrial use, allowing for a wide range of applications, including:

- Manufacturing of goods and products
- Warehousing and distribution operations
- Assembly and light production facilities
- Creative flex space or studio use
- Contractors' yard or service-based businesses
- Automotive and equipment-related uses

With its central Vernon location, functional layout, and strong accessibility, this offering presents an ideal opportunity for businesses seeking efficient and well-located industrial space in the greater Los Angeles area.

\*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.



# PROPERTY HIGHLIGHTS

- **±4,000 SF versatile industrial space** in the core Vernon market
- **High-clearance ceilings** suitable for warehouse, production, or creative uses
- **Gated property** with functional loading access for secure and efficient operations
- **Immediate access** to Interstate 5 and Interstate 10 for excellent regional connectivity
- **Open, flexible layout** with office and restroom amenities included

**PROPERTY TYPE**  
Industrial

**BUILDING**  
**4,000 SF**

**ASKING PRICE**  
**\$1.00 /sqft**

**PARCEL NUMBER**  
5168-020-006

**YEAR BUILT**  
1947

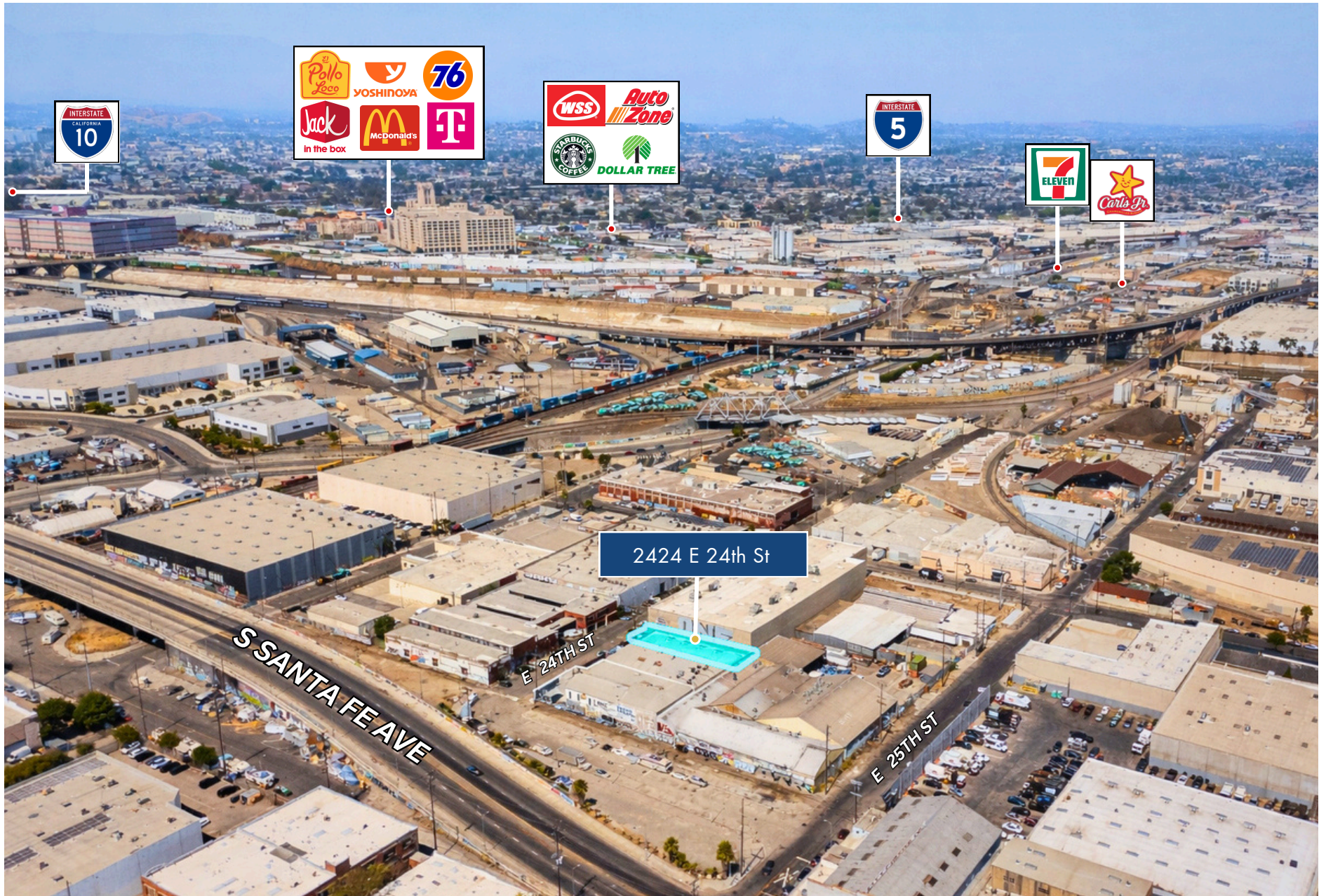
**ZONING**  
LAM3

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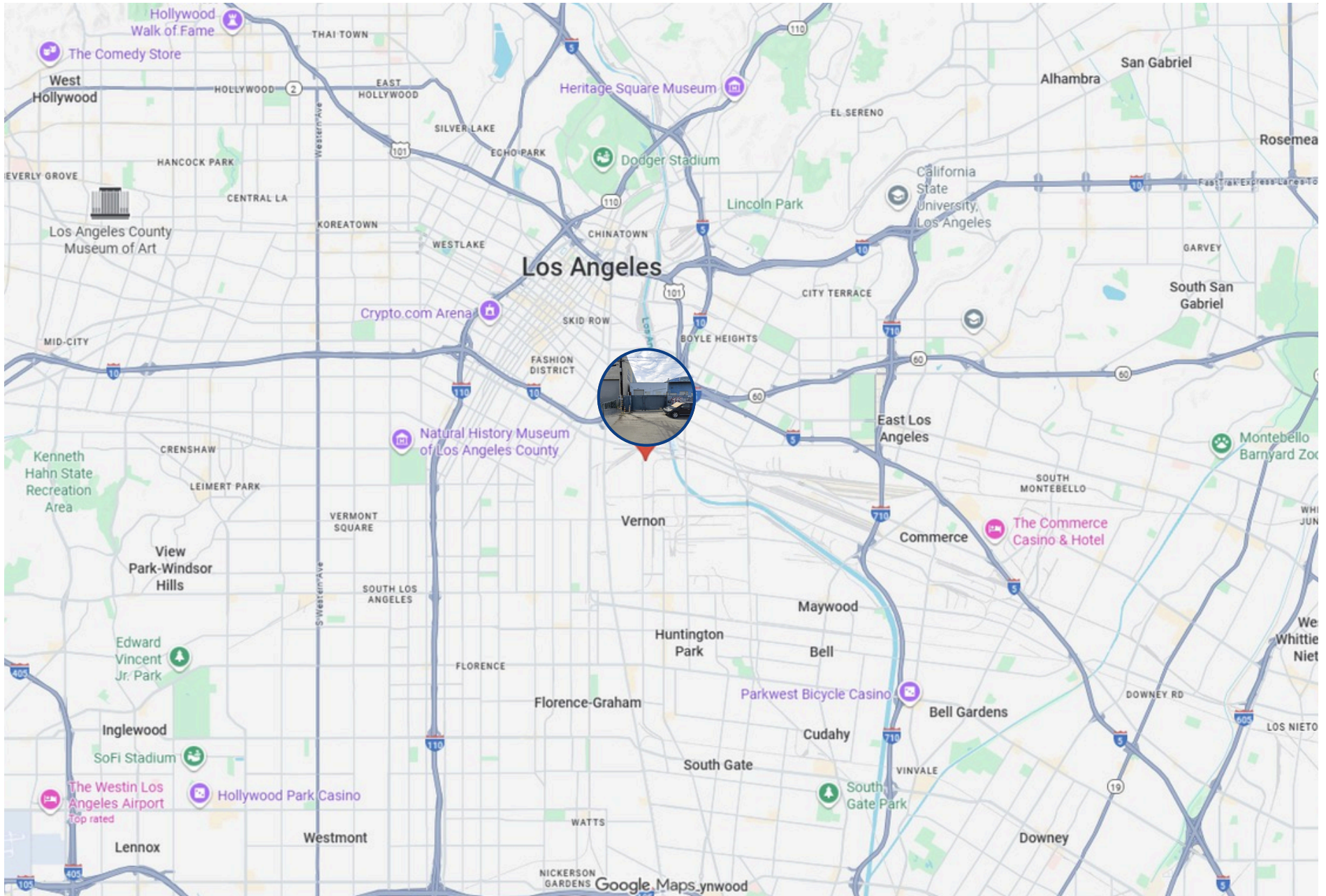
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IKON PROPERTIES

# RETAIL MAP



# LOCATION MAP





Category	1 Mile	3 Mile	5 Mile
2025 Total Population	24,373	167,513	468,071
2030 Population	24,205	165,891	465,194
Pop Growth 2025-2030	-0.69%	-0.97%	-0.61%
Average Age	42.40	41.80	41.30
2025 Total Households	10,038	67,267	190,977
HH Growth 2025-2030	-0.96%	-1.22%	-0.81%
Median Household Income	\$94,444	\$92,526	\$86,403
Avg Household Size	2.40	2.40	2.40
2025 Avg HH Vehicles	2	2	2
Median Home Value	\$1,045,796	\$1,030,279	\$1,025,778
Median Year Built	1961	1960	1965



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