

OFFERING MEMORANDUM

2202 E Anderson Street

VERNON, CA 90058



MOON LIM

Executive Vice President

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PROPERTY SUMMARY

An attractive industrial opportunity is available at 2202 E Anderson Street in Vernon, located within the highly sought-after Alameda Corridor submarket. The property consists of an approximately ±17,477 square foot industrial building situated on a fenced site, offering functional space for a variety of light industrial and distribution users.

The building features 18-foot clear ceiling heights, two ground-level loading doors, and a fully sprinklered system, providing efficient operational functionality. Power is supplied by approximately 600 amps of 240/480-volt, three-phase, four-wire service (to be verified), supporting a wide range of industrial uses. The property also includes well-distributed power throughout the facility and a well-appointed office component.

The site offers fenced yard areas and 18 on-site parking spaces, enhancing circulation and operational flexibility. Strategically positioned with excellent access to Interstates 110, 10, 5 and 710, the property benefits from strong regional connectivity to the greater Los Angeles industrial core, making it an ideal solution for users seeking efficient freeway access within a premier infill industrial location.



EXCELLENT
FREEWAY ACCESS



SECURE
FENCED YARD



WELL-DISTRIBUTED
POWER



CLEAR-SPAN
WAREHOUSE



WELL-APPOINTED
OFFICE SPACE



FULLY
SPRINKLERED



ADDRESS	2202 E Anderson Street, Vernon, CA 90058
PARCEL NO.	6308-019-022, 023
BUILDING SIZE	±17,477 SF
LOT SIZE	± 26,155 SF / 0.60 AC
BUILT YEAR	1981
PARKING SPACES	18
CEILING HEIGHT	18 FT
POWER	600 Amps / 240/480 Volt / 3 Phase 4 Wire (verify)
LOADING	2 GL
SPRINKLER SYSTEM	Yes
YARD	Fenced





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5-MILE

10-MILE

15-MILE

30-MILE



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