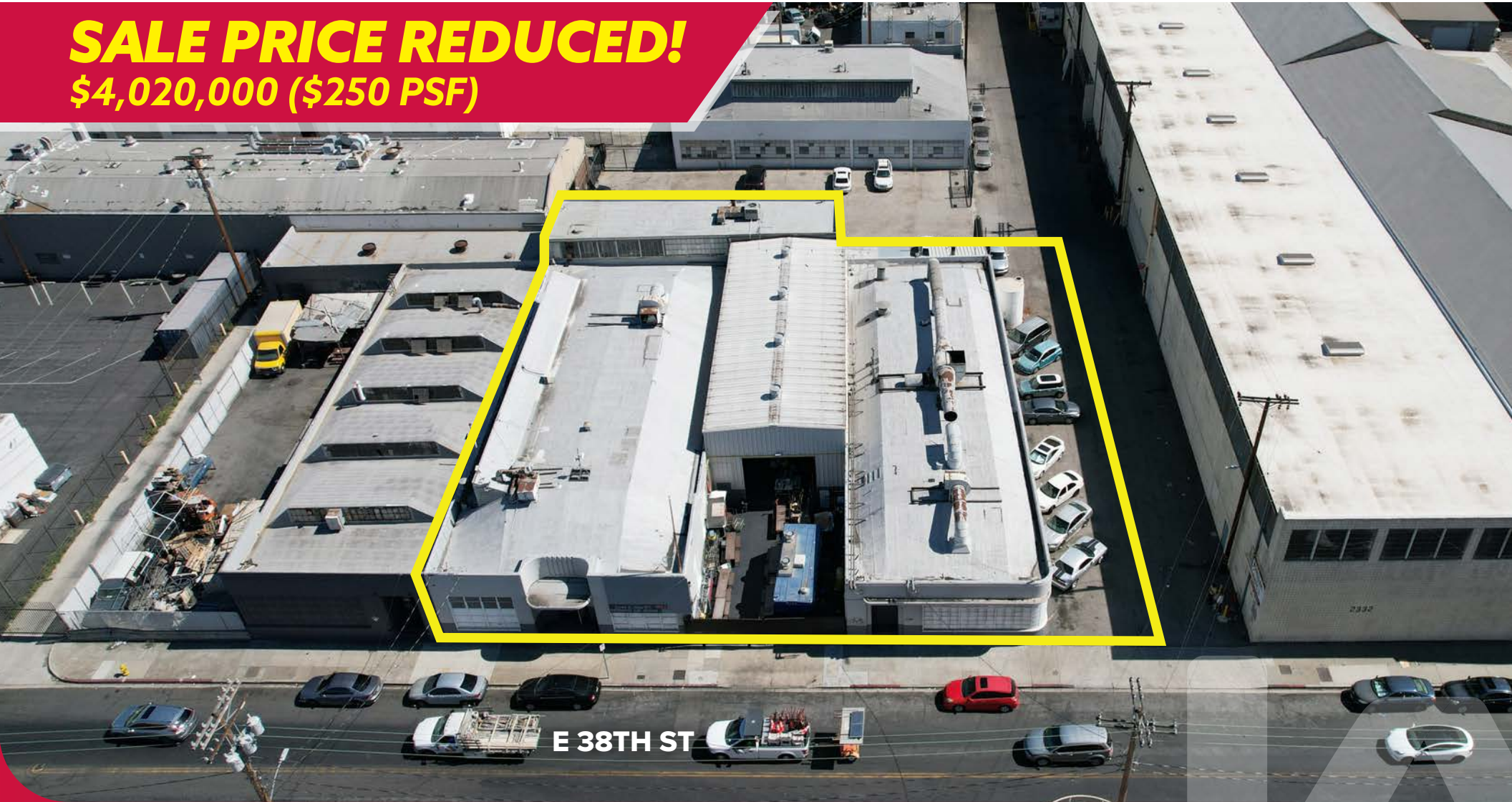


FOR SALE

±16,080 SF OF INDUSTRIAL BUILDINGS
ON ±18,217 SF OF LAND

SALE PRICE REDUCED!
\$4,020,000 (\$250 PSF)



E 38TH ST

2334-2344 E 38TH ST | VERNON | CA 90058

DOUG CLINE

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LEE & ASSOCIATES
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TEAMCLINE

±16,080 SF OF INDUSTRIAL BLDGS ON ±18,217 SF OF LAND

FOR SALE



Clean
Manufacturing or
Creative Buildings



Great Access to
Downtown LA



Heavy Distributed
Power



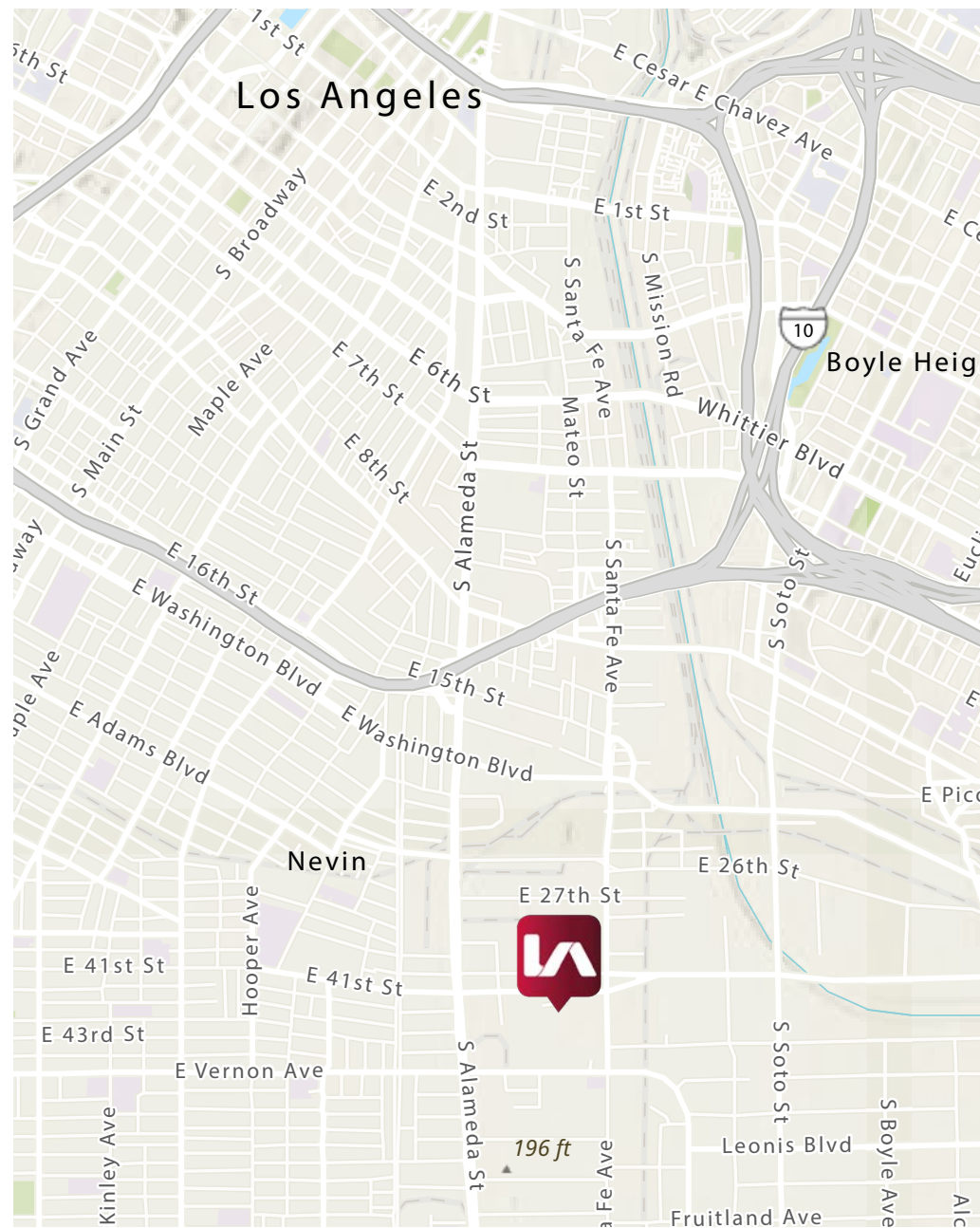
4,754 is Currently
Leased



11,326 SF is
Available

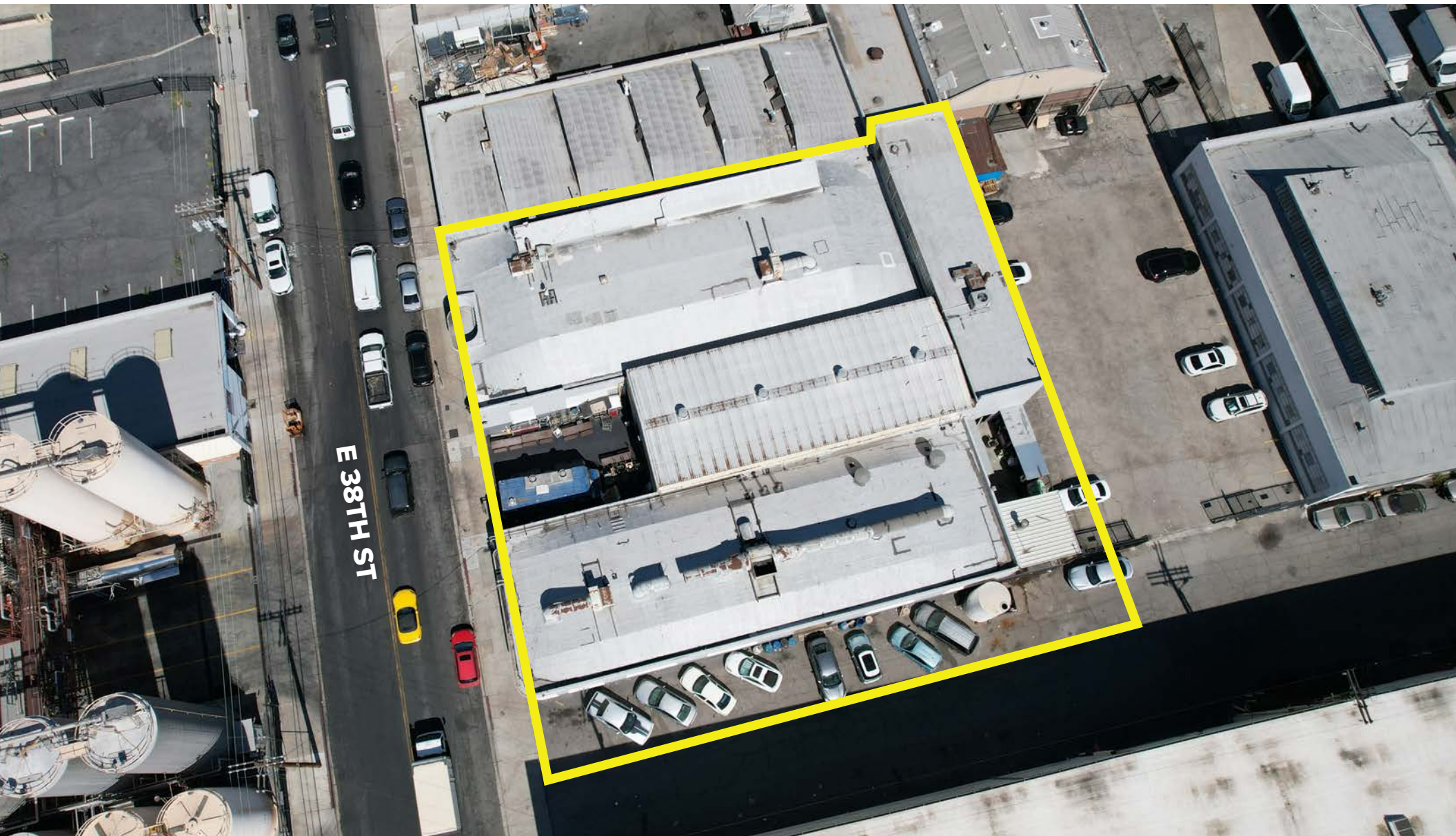
PROPERTY INFORMATION

Available SF	±16,080	Parking Spaces	16
Minimum SF	±16,080	Rail Service	No
Clear Height	14'	GL Doors	4
Sprinklered	No	DH Doors	0
Prop Lot Size	±18,217	Construction Type	Concrete
Yard	Yes	Year Built	1939
Office SF	±2,760	Specific Use	Warehouse/Distribution
Restrooms	7	Warehouse AC	No
Finished Office Mezzanine	±2,100	Zoning	VEM
Included in Available	Yes	Market/Submarket	Commerce/Vernon
Possession Date	Close of Escrow	APN	6302-015-011, 6302-015-010 & 6302-015-009
Vacant	No	Power	A: 600 V: 480 O: 3 W: 4
For Sale	Yes		



±16,080 SF OF INDUSTRIAL BLDGS ON ±18,217 SF OF LAND

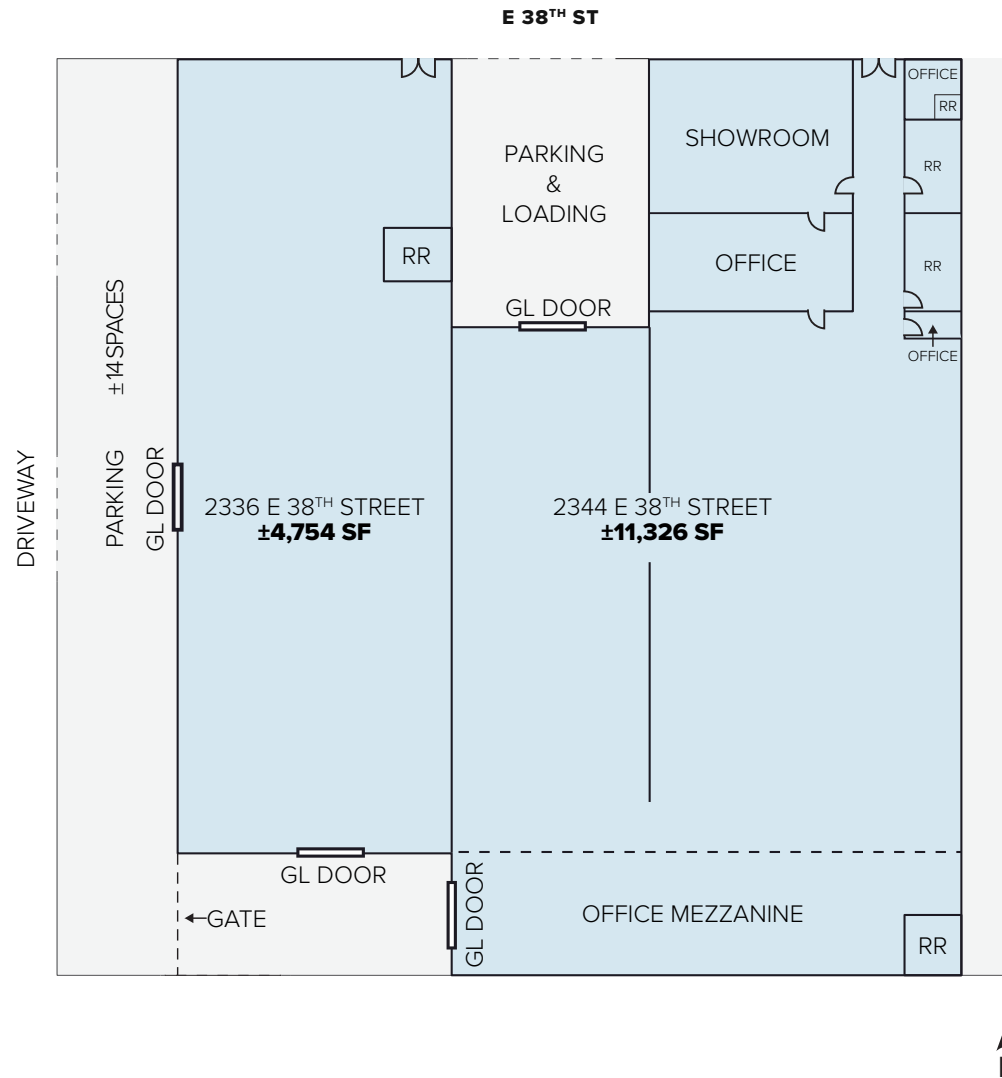
FOR SALE



±16,080 SF OF INDUSTRIAL BLDGS ON ±18,217 SF OF LAND

FOR SALE

SITE PLAN



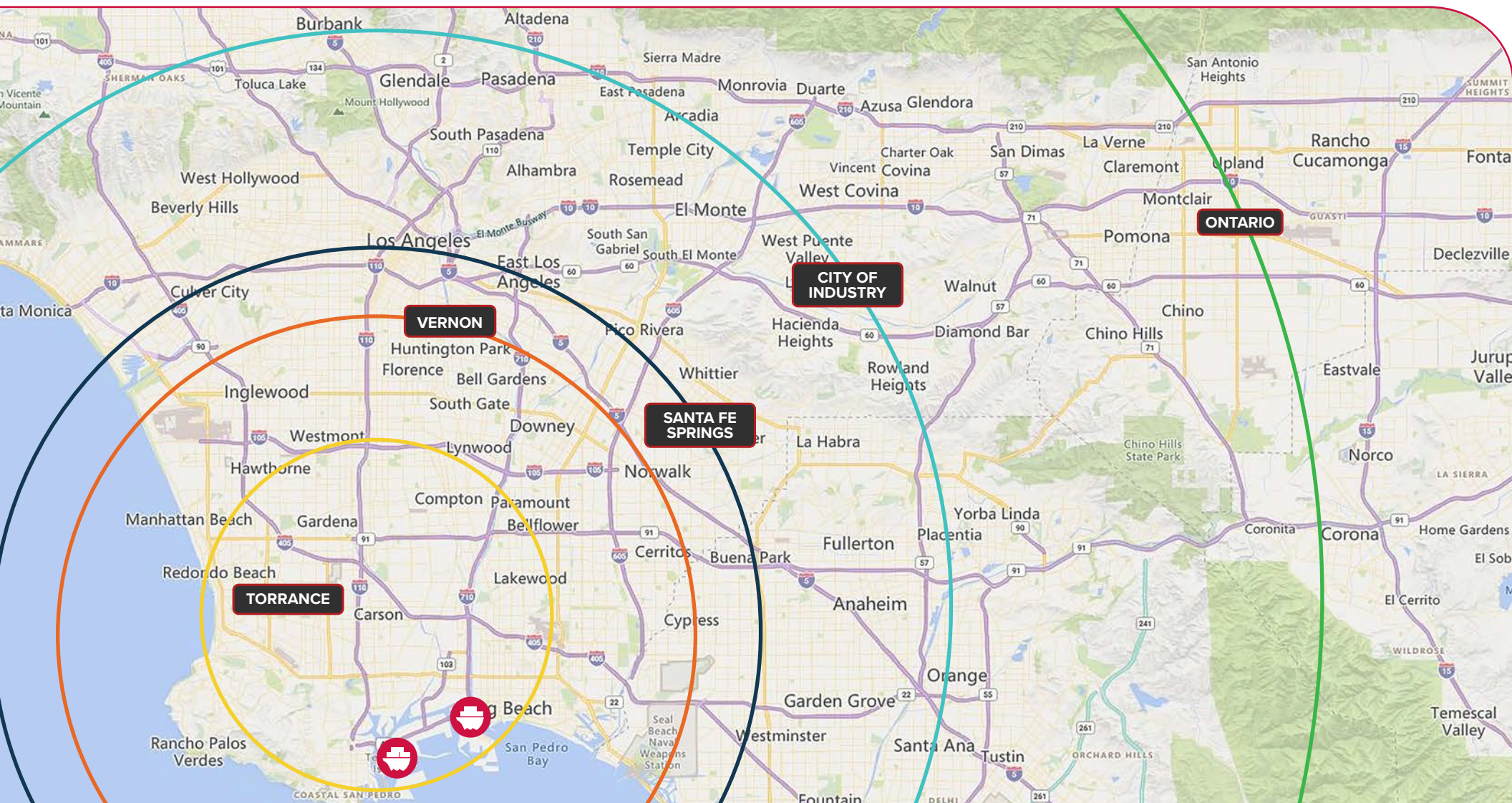
NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

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±16,080 SF OF INDUSTRIAL BLDGS ON ±18,217 SF OF LAND

FOR SALE

DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$429	\$511	\$565	\$565	\$683

FOR SALE

±16,080 SF INDUSTRIAL BUILDINGS ON ±18,859 SF OF LAND

2334-2344 E 38TH ST | VERNON, CA 90058

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Buyer/Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Buyer/Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Buyer/Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Buyer/Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Buyer/Tenant obtain any use permits or business licenses that may be material to the operation of their business prior to the waiver of any contingencies. [SELL ONLY]: Seller to verify all tax implications of the sale with the accountant or attorney of their choice.