2527-2533 E 54TH ST HUNTINGTON PARK, CA

AVISON YOUNG

±11,740 SF FREESTANDING INDUSTRIAL BUILDING

FOR SALE

Patrick Barnes
Principal
+1 213 618 3826
License No. 01333182
patrick.barnes@avisonyoung.com

Paul Clark
Vice President
+1 213 618 3827
License No. 01949697
paul.clark@avisonyoung.com

THE OFFERING

Executive Summary

Avison Young presents an exceptional investment opportunity to acquire a ±11,740 square foot freestanding industrial property situated in Huntington Park, California. Built in 1966, this small manufacturing building of concrete block construction boasts a fenced yard and on-site parking, nestled on a ±12,996 square foot lot. The property provides an ideal space for diverse industrial manufacturing or warehouse purposes.

Located within the small industrial corridor of Huntington Park, known for allowing for a wide variety of heavy industrial uses, this property benefits from its prime location within the central Los Angeles industrial submarket of Southern California. The building is equipped with four ground-level doors, distributed power, and Bridge and Jib cranes which help facilitate efficient loading and unloading operations to accommodate diverse manufacturing and warehouse uses.

The property's prime location, heavy industrial zoning, and well-equipped building features offers an attractive investment proposition that meets the needs of various small industrial uses.

OFFERING PRICE	**$2,618,000**
BUILDING TYPE	Freestanding Industrial
BUILDING AREA	±11,740 SF
LAND AREA	±12,996 SF
ZONING	MPD - Huntington Park
APN	6309-011-011; 6309-011-012
YEAR BUILT	1966
LOADING	Four (4) Ground Level Doors
CLEAR HEIGHT	14' - 16'
CRANES	One (1) 2-ton; Three (3) 1-ton; One (1) 500 lb
POWER	400 Amps, 480/277 V, 3-Phase, 4W
CONSTRUCTION	Steel Roof Trust & Concrete Block Exterior. Brand New Roof System Installed 2024.

INVESTMENT HIGHLIGHTS

PRIME LOCATION

Situated in the heart of Huntington Park, California, this manufacturing building enjoys strategic placement within a vibrant industrial hub, offering easy access to major transportation routes and logistical networks.

FUNCTIONAL LAYOUT

Well designed floor plan optimized for manufacturing operations, the building ensures seamless workflow and operational efficiency, enhancing productivity for tenants.

VERSATILE ZONING

Zoned MPD - Huntington Park, the property allows for a wide array of industrial and manufacturing activities, providing investors / small business ownership with flexibility and potential for diverse tenant opportunities.

ESTABLISHED MARKET

Positioned in a mature industrial market known for its heavy industrial uses, this property benefits from a stable demand environment and favorable market dynamics, enhancing its investment appeal.

QUALITY MANUFACTURING BUILDING

Constructed with concrete block construction, steel metal roof trust system, distributed power, and Bridge and Jib cranes, the building is ideally equipped to support efficient manufacturing processes, offering a solid foundation for businesses to thrive.

STRONG INVESTMENT OPPORTUNITY

With its combination of location advantages, versatile zoning, robust infrastructure, and growth potential, this manufacturing building represents a compelling investment opportunity for investors seeking to capitalize on the thriving industrial sector.

NEIGHBORDHOOD AERIAL

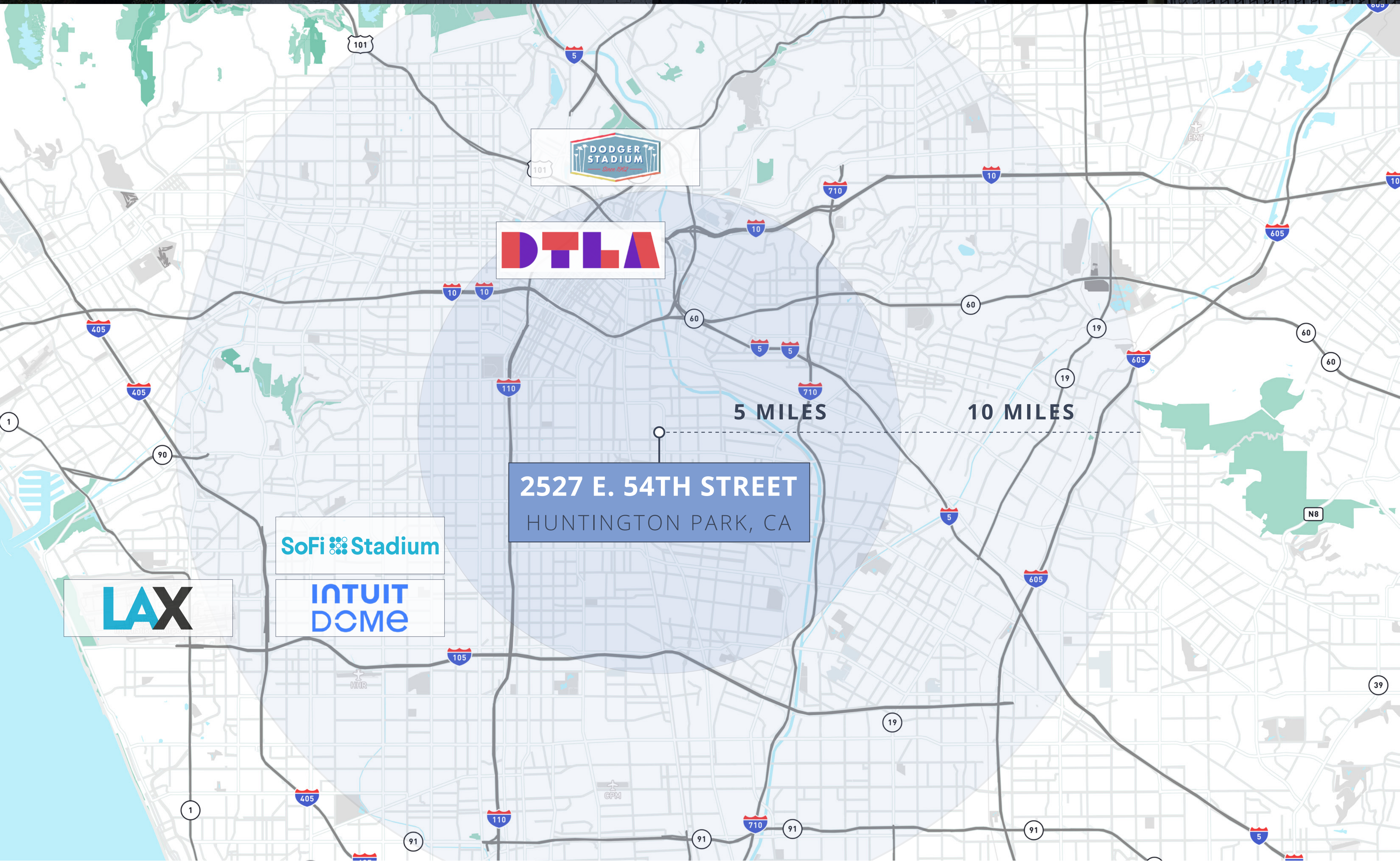
PARCEL MAP


2535
2535

SITE PLAN


ALLEY WAY
±85 FT
GL
GL
Yard
±27 FT
±16 FT
±107 FT
±101 FT
Rest.
Office
GL
±31 FT
GL
±21 FT
Yard
Gate
±70 FT
E 54TH ST
N

LOCAL MAP


DODGER STADIUM
DTLA
5 MILES
10 MILES
2527 E. 54TH STREET
HUNTINGTON PARK, CA
SoFi Stadium
INTUIT DOME
LAX

HUNTINGTON PARK & VERNON

INDUSTRIAL SUBMARKET OVERVIEW

Industrial vacancy in Vernon has trended above the LA market average for over a decade, and the Submarket experienced a more severe decline in occupancy from 2022 to 2024, with demand rebounding somewhat in 2025.

Tenant demand softened as businesses reduced inventories in 2023, and imports to Southern California ports remained below the peak levels reached in 2021-22 until the summer of 2024. Inflation pressures contributed to the closures of industrial space-using businesses, and bankrupt retailers like 99 Cents Only Stores unloaded warehouse and distribution space. However, reversing tide, net absorption has run positively in recent quarters, leading trailing year net absorption to 100,000 SF.

Vacancy declined in 2025 but still measures an inflated 8.0% as of the first quarter of 2026, up from a low of 3% at the beginning of 2022. A few new buildings remain available, but the majority of recently completed supply is leased, and the under-construction pipeline has dwindled.

Tenants have more space options across various size buckets, and industrial market rents in LA are still at least 20% below peak levels as landlords adjusted to softer demand. However, mid and longer-term tenants still face significant rent increases upon lease expiration, yielding investors mark-to-market opportunities.

MAJOR CORPORATIONS

LG · Crown Poly · Royal Prestige · Citizens of Humanity · Airtech International Inc. · Henry (A Carlisle Company) · Victoria Tire & Wheel

5-MILE DEMOGRAPHICS

POPULATION **1,087,109**	HOUSEHOLDS **305,594**
AVG HH INCOME **$78,998**	MEDIAN HOME VALUE **$59,400**
MEDIAN AGE **35**	TOTAL BUSINESSES / EMPLOYEES **55,258 / 488,802**

®CoStar

INTERIOR PHOTOS

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Get in touch

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