

OFFERING MEMORANDUM

# INDUSTRIAL- WAREHOUSE

3255 SACO ST,  
VERNON, CA 90058

---

EXCLUSIVE LISTING BY:

**MIG** | COMMERCIAL  
REAL ESTATE  
SERVICES, INC

Alex Matevosian  
Broker | DRE 02047572  
818.482.3830  
[alex@migcres.com](mailto:alex@migcres.com)

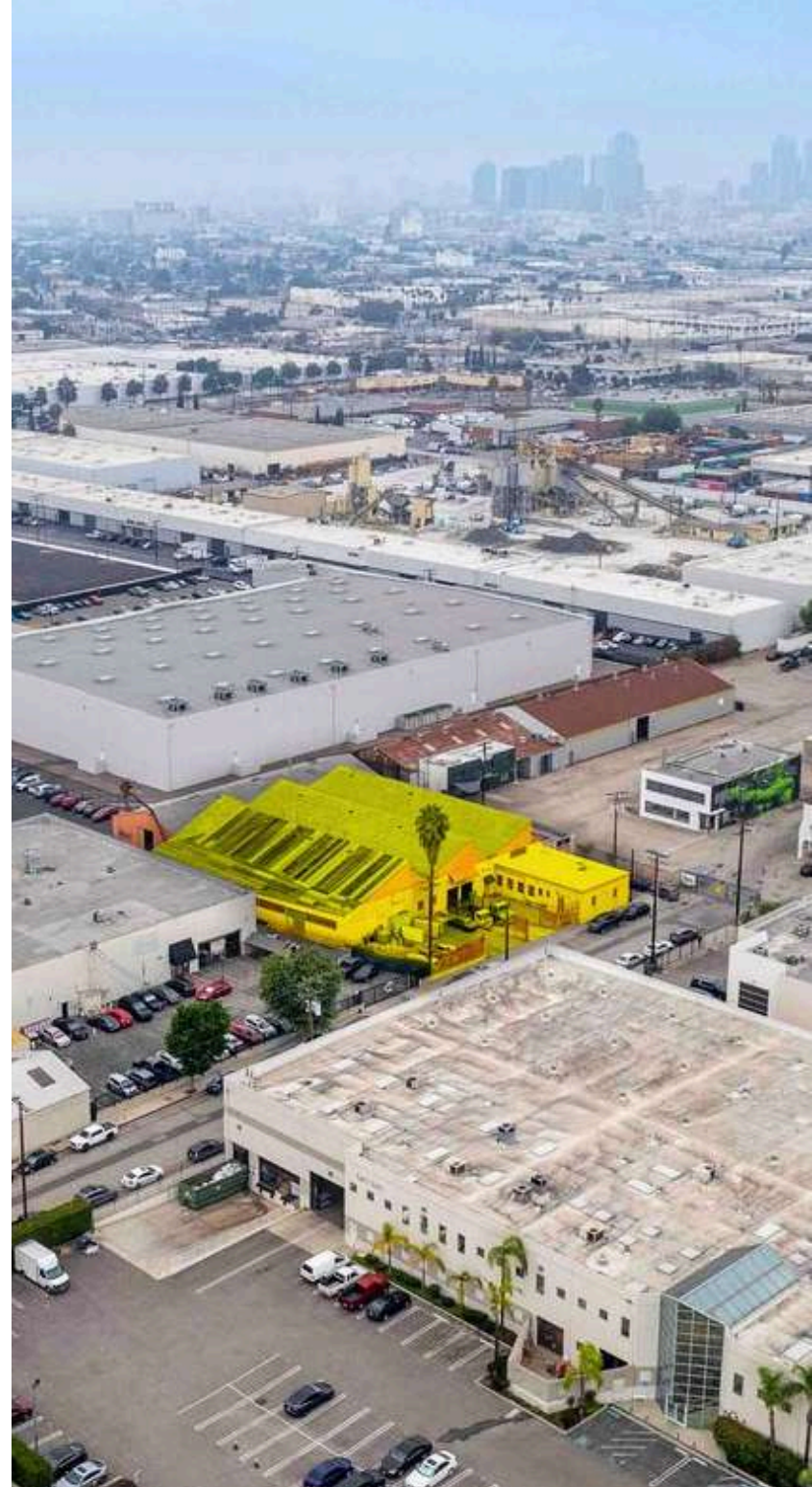
## OFFER MEMORANDUM

# IMPORTANT DISCLOSURES

This Offering Memorandum (the "Memorandum") has been prepared by MIG Commercial Real Estate Services for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

This Memorandum is not an offer to sell or a solicitation of an offer to buy any securities or interests in the property. Any offering or solicitation will be made only to qualified prospective purchasers pursuant to applicable laws and regulations. The information contained in this Memorandum is confidential and is intended solely for the use of the recipient. It may not be reproduced or distributed, in whole or in part, without the prior written consent of MIG Commercial Real Estate Services.

Prospective purchasers should rely solely on their own investigation and evaluation of the property and any investment decision should be made based on the purchaser's own analysis. MIG Commercial Real Estate Services and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein.





---

# PROPERTY OVERVIEW

## OFFERING MEMORANDUM

# PROPERTY OVERVIEW

MIG Commercial presents a 14,000 SF industrial building on a 37,260 SF lot in Vernon, CA. Built in 1930, it features warehouse and manufacturing space with parking. Zoned VEM\* for light manufacturing, the property offers excellent access to Downtown LA and major freeways — a prime opportunity in a high-demand industrial market.



**SQUARE FEET**

**14,000 SF**

**LOT SIZE**

**37,260 SF**

**PARCEL NUMBER**

**6302-010-003**

**PRICE/PSF**

**\$14,000 (\$0.99/PSF)**

**LEASE TYPE**

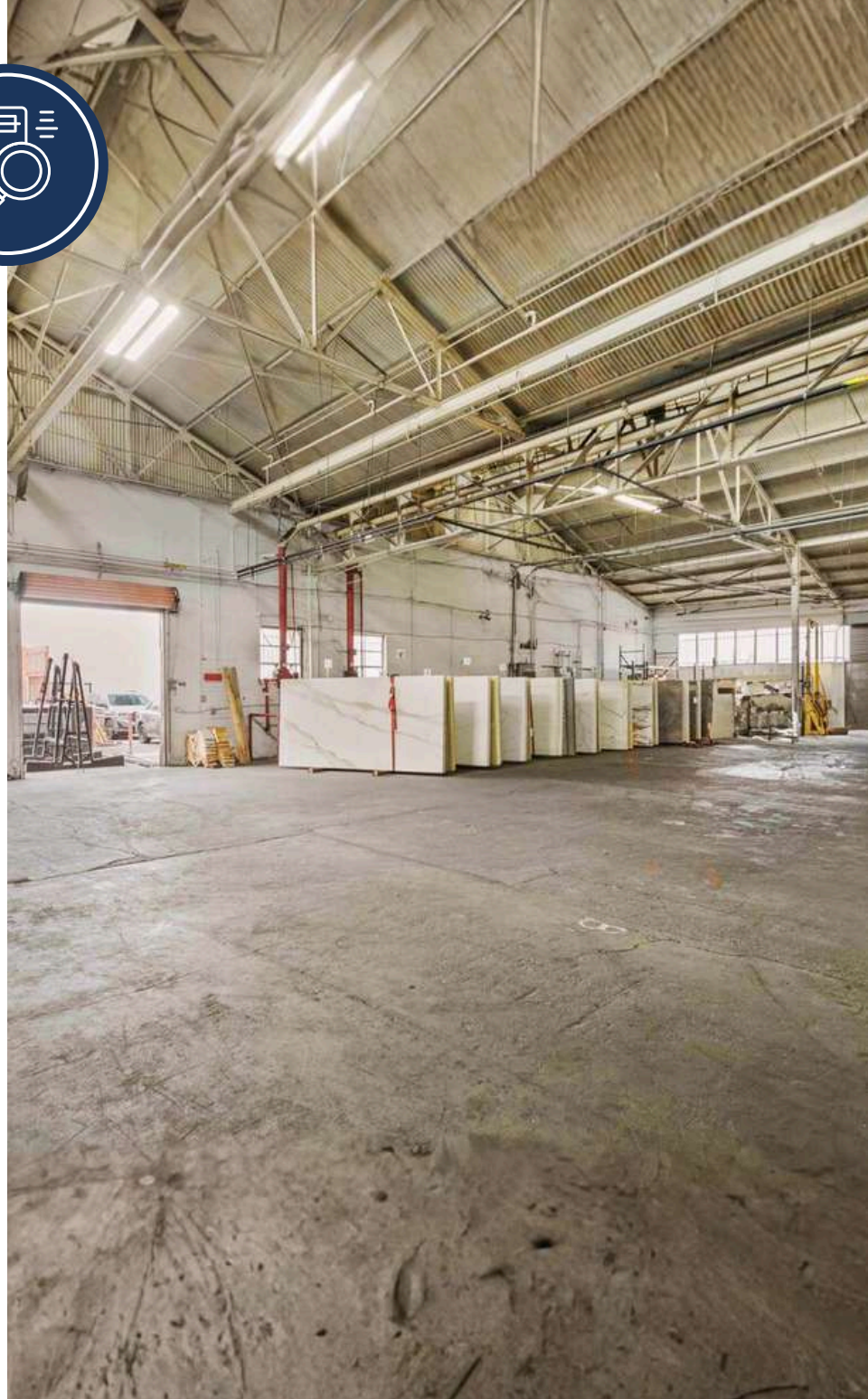
**MODIFIED GROSS**

**ZONING**

**VEM\***

**LAND USE**

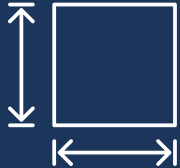
**LIGHT  
MANUFACTURING**





## OFFERING MEMORANDUM

# PROPERTY CHARACTERISTICS



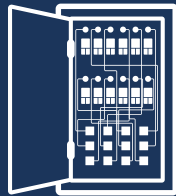
14,000 SF AVAILABLE



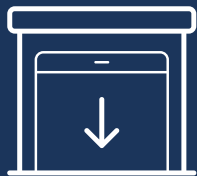
LIGHT  
MANUFACTURING



HVAC OFFICES



1,200 AMPS 3 PHASE



2 DOCK HIGH  
LOADING



FOR SALE OR  
LEASE



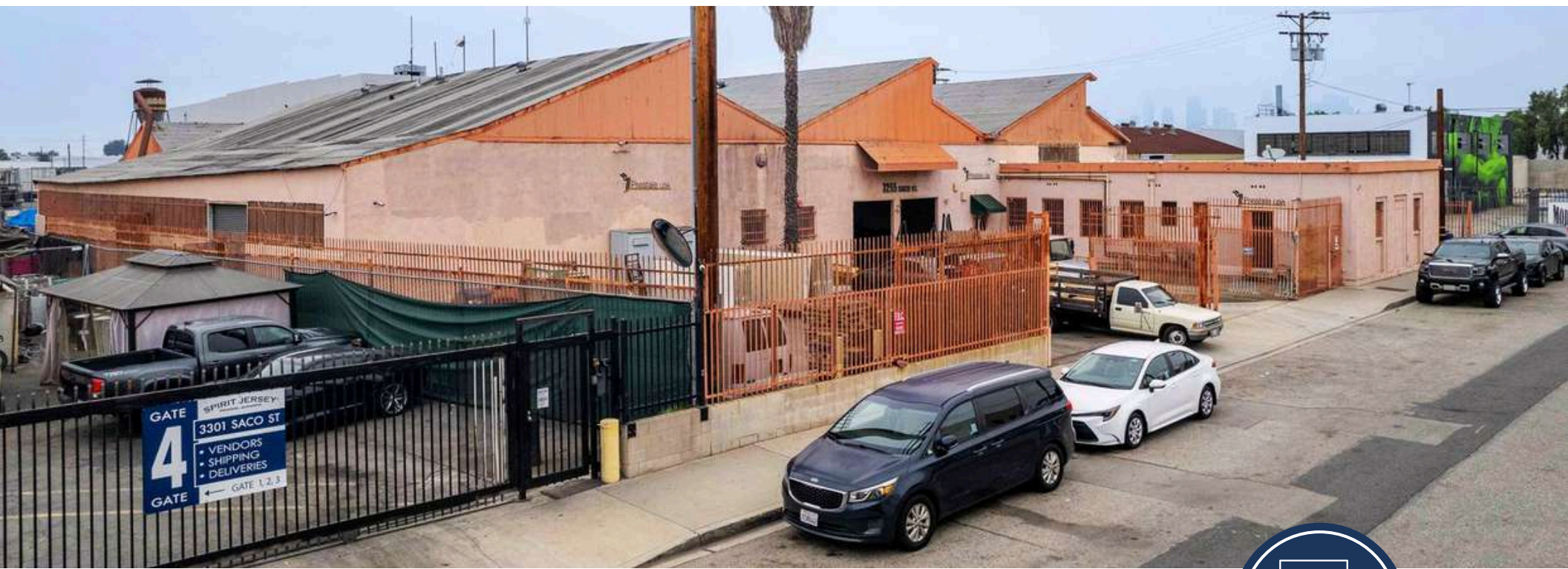
I-10, I-5  
& I-710



8 PARKING SPACES

### ADDITIONAL DETAILS:

- ✓ Heavy Power - 1200 Amps
- ✓ Near I-110 & I-10 Freeways
- ✓ Fire sprinklered warehouse & offices
- ✓ Dock & Ground level loading
- ✓ Natural Light
- ✓ Surrounded by established industrial users



## OFFERING MEMORANDUM

# EXECUTIVE SUMMARY

MIG Commercial presents 15,000 SF within a larger shared warehouse at 3255 Saco St, Vernon 90058. Power is loaded with 1,200 amps. Loading provides two 8'x10' dock-high doors set at 43 inches from the ground and one 8'x10' ground-level door. The office buildout offers five private offices, one conference room, and two bathrooms. HVAC serves the offices, and the warehouse is fire-sprinklered. The site sits between Santa Fe Ave and Alameda St in Vernon's industrial core, with nearby operators that include the Modernica factory campus on Saco Street, the Prologis Vernon Distribution Center, and the 7 For All Mankind U.S. Headquarters. A cluster that underscores the area's manufacturing and distribution footprint. Ideal users include e-commerce fulfillment groups, light manufacturers, food & beverage or CPG distributors, apparel and packaging operations, along 3PL providers.

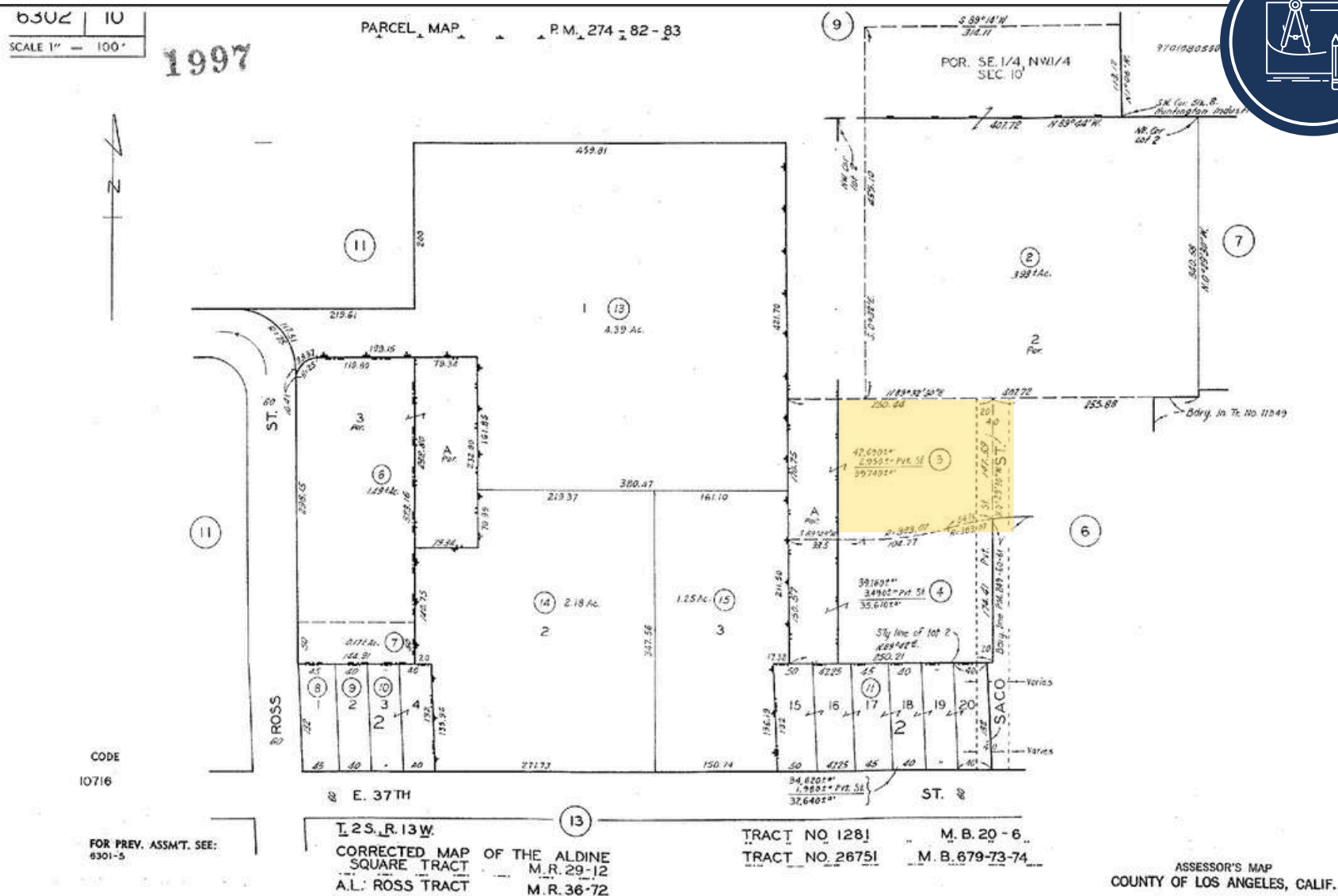
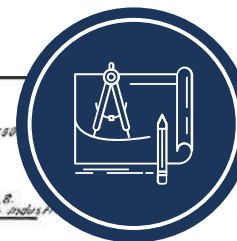
No guarantee, warranty or representation of any kind is made regarding the accuracy of descriptions or measurements. Buyer & Buyer's Agent to do their own due diligence and independently verify square footage, property condition, measurements, zoning, building configuration & components.



---

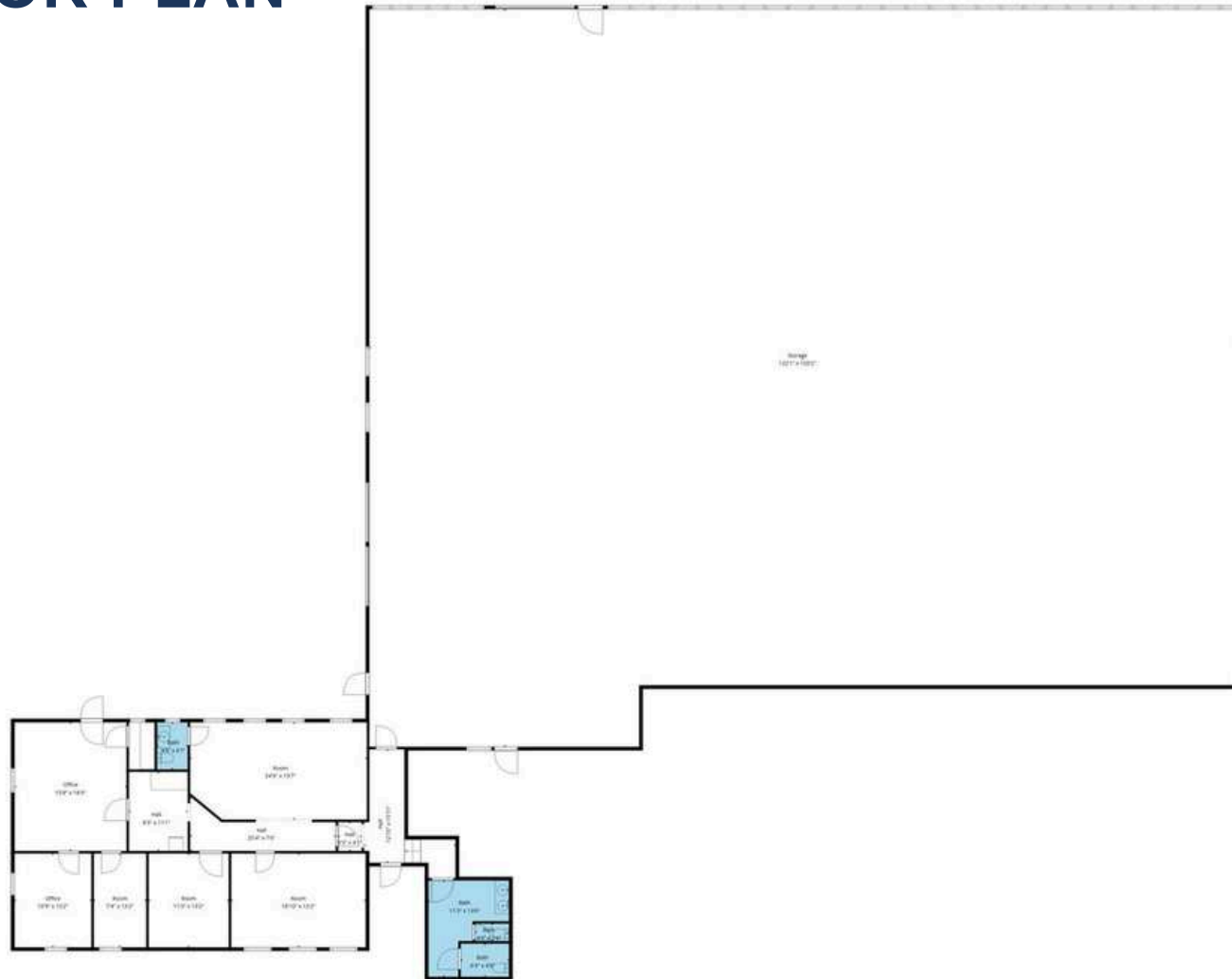
# MAPS & ZONING

## PARCEL MAP



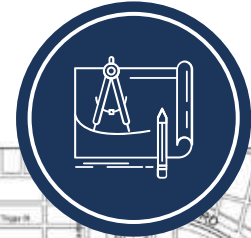
This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

# FLOOR PLAN



## OFFER MEMORANDUM

# ZONING MAP



Zone	Overlay Zones	Base Map
Industrial	Housing	— Vernon City Boundary
	Emergency Shelter	- - - Vernon Sphere of Influence
	Commercial-1	— Freeway
	Commercial-2	- - - Railroad
	Rendering	
	Slaughtering	
	Truck and Freight Terminal	

City of Vernon  
ZONING MAP



OFFERING MEMORANDUM

## AREA HIGHLIGHTS

3255 Saco St benefits from proximity to Santa Fe Ave and Alameda St, two of the most active logistics corridors in Los Angeles County.

The area is home to major operators such as Modernica, Prologis Vernon Distribution Center, and the 7 For All Mankind U.S. Headquarters, reinforcing its strong industrial ecosystem.

With 1,200 amps of heavy power, dock-high and ground-level loading, and excellent access to I-10, I-5, and I-710 freeways, the site supports a full range of manufacturing and distribution operations.

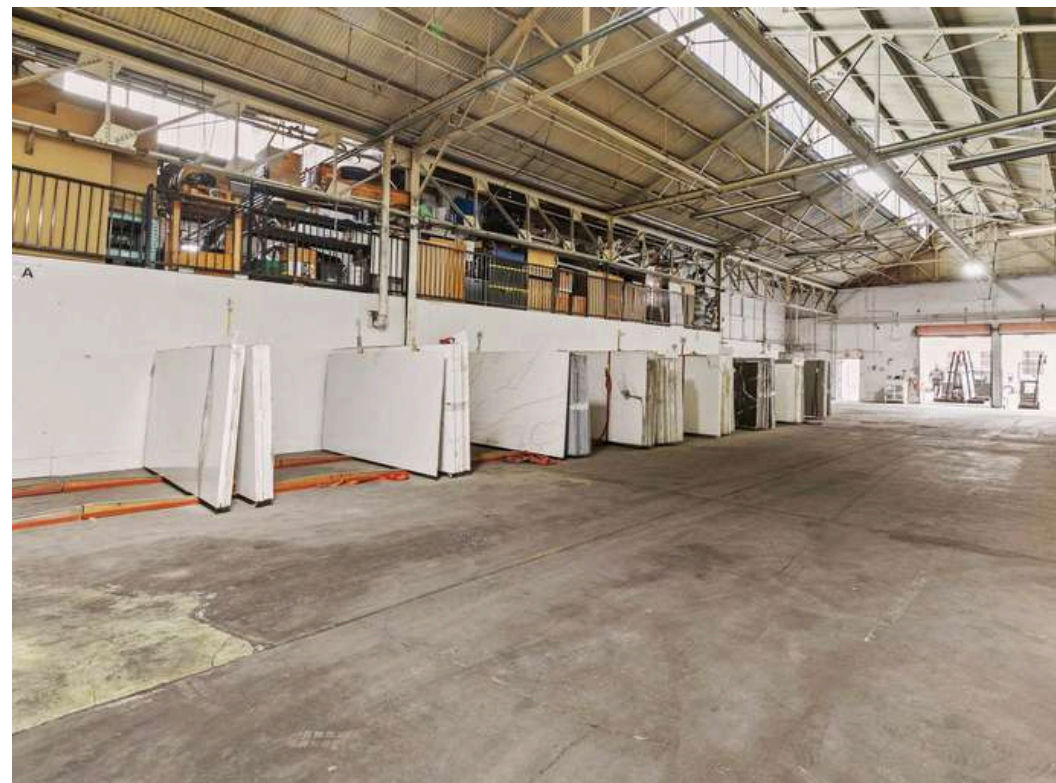
Vernon's infrastructure, workforce access, and established industrial base make it one of Los Angeles' premier locations for logistics, e-commerce, and production users.



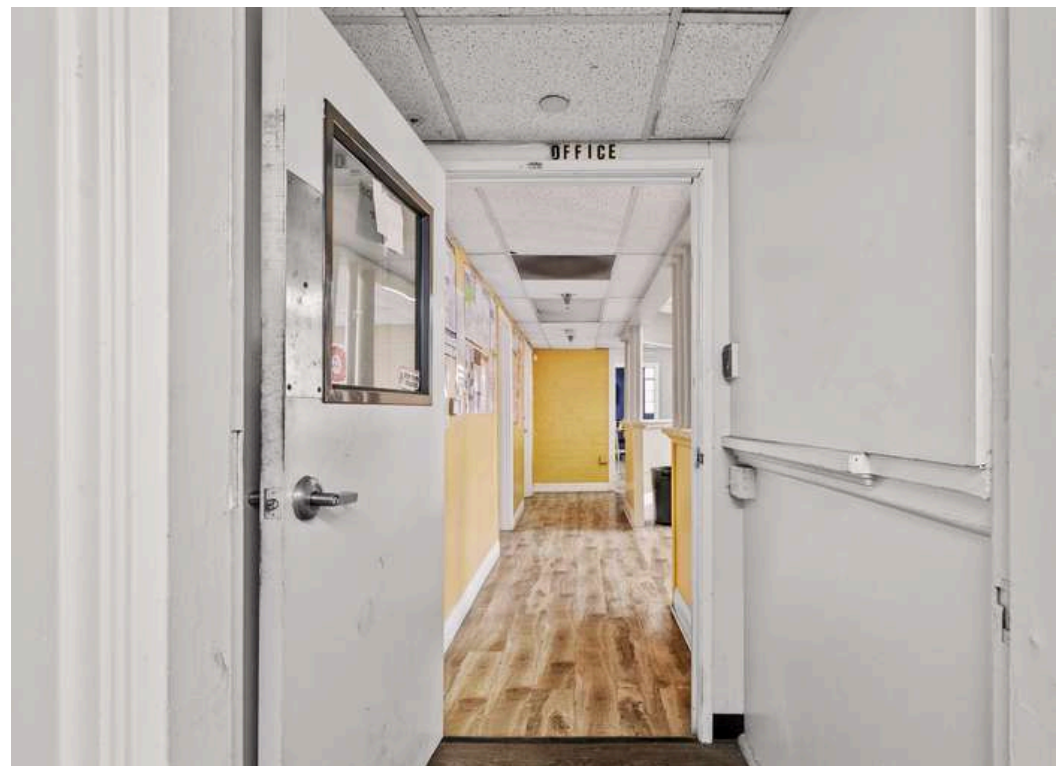


---

# PHOTOS



3255 SACO ST, VERNON, CA [90058](#)



## CONFIDENTIALITY & DISCLAIMER

**MIG Commercial Real Estate Services, Inc is a licensed real estate brokerage in the state of California, DRE 02211621. Info contained herein deemed reliable but not guaranteed.**

All materials and information received or derived from MIG Commercial Real Estate Services, Inc its directors, officers, agents, advisors, a liates and/or any third party sources are provided without representation or warranty as to completeness , veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither MIG Commercial Real Estate Services, Inc its directors, officers, agents, advisors, or a liates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. MIG Commercial Real Estate Services, Inc will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. MIG Commercial Real Estate Services, Inc makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. MIG Commercial Real Estate Services, Inc does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title o cer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by MIG Commercial Real Estate Services, Inc in compliance with all applicable fair housing and equal opportunity laws.