

INDUSTRIAL PROPERTY FOR SALE

Prime Vernon Location with Parking



±8,770 SF Building on ±11,630 SF of Land
4651 Pacific Blvd, Vernon, CA 90058

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
OFFERING MEMORANDUM

4651 PACIFIC BLVD
VERNON, CA 90058

Property Details

Building Area:	±8,770 SF
Warehouse Area:	±7,845 SF
Office Area:	±925 SF
Stories:	1
Year Built:	1948
Land Area:	±11,630 SF
Warehouse Clearance Height:	14'
Power:	200A/120-240V/3Ph 4W
Dock High & Ground Level Loading:	2: 14x14 & 10x12
Parking:	±9 Surface Spaces
Sprinklered:	No
Zone:	VEM

Asking Price: \$2,400,000 (\$273.66 Per SF)



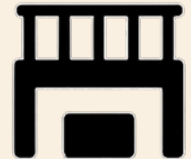
**INDUSTRIAL
BUILDING**



**ONSITE
PARKING**



**OFFICE
HVAC**



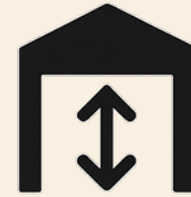
**MEZZANINE
OFFICE**



**TRUCK HIGH
LOADING**



**GROUND LEVEL
LOADING**



**GOOD
CLEARANCE**

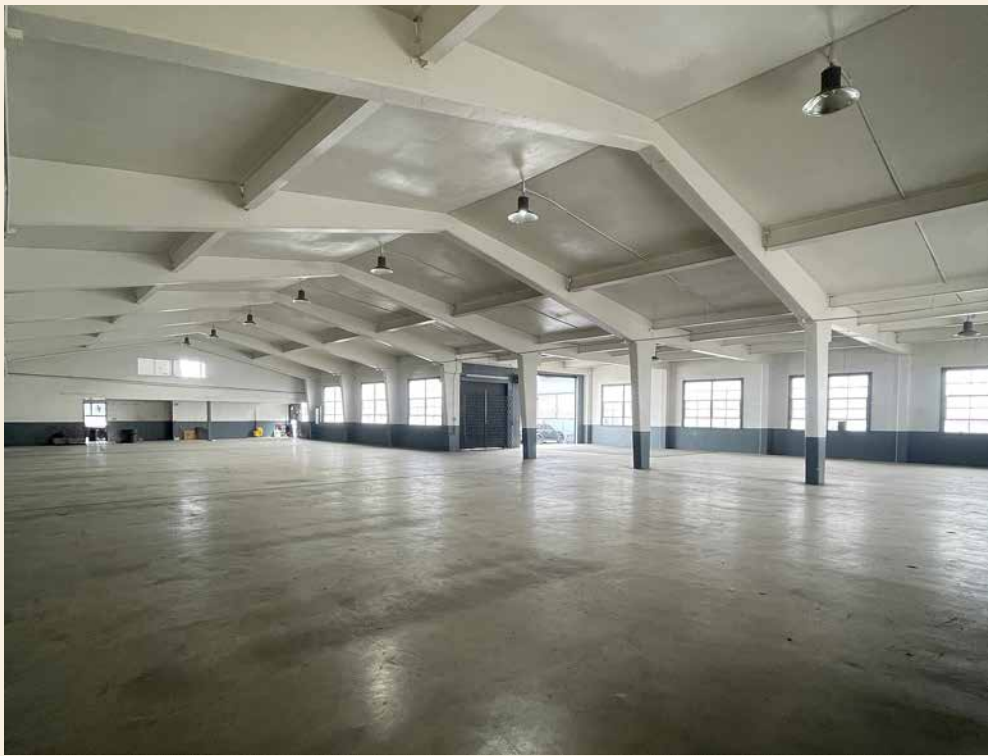


**200 AMPS
POWER**

Property Highlights

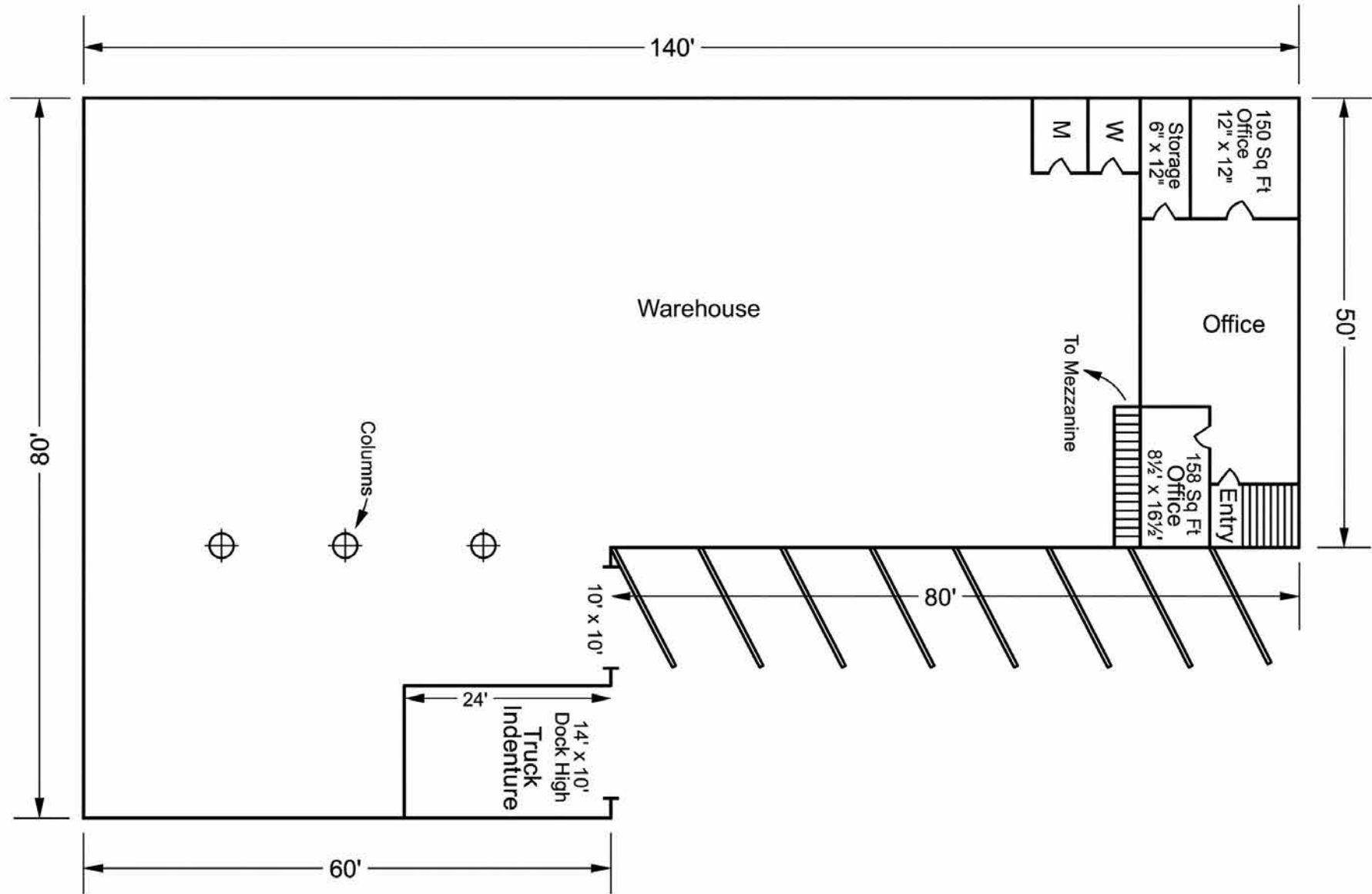
- Functional warehouse facility with office buildout
- Owner-user or investor purchase opportunity
- Ideal for distribution, light manufacturing, storage, etc.
- Recent capital improvements throughout: New electrical panels, new roof, renovated restrooms
- Dock high loading and dedicated parking
- Open warehouse layout with 14' ceilings and functional column spacing
- HVAC in dedicated office area
Finished mezzanine office with new carpet (42.8' x 12')
- Storage plus support areas
- Onsite parking with truck access



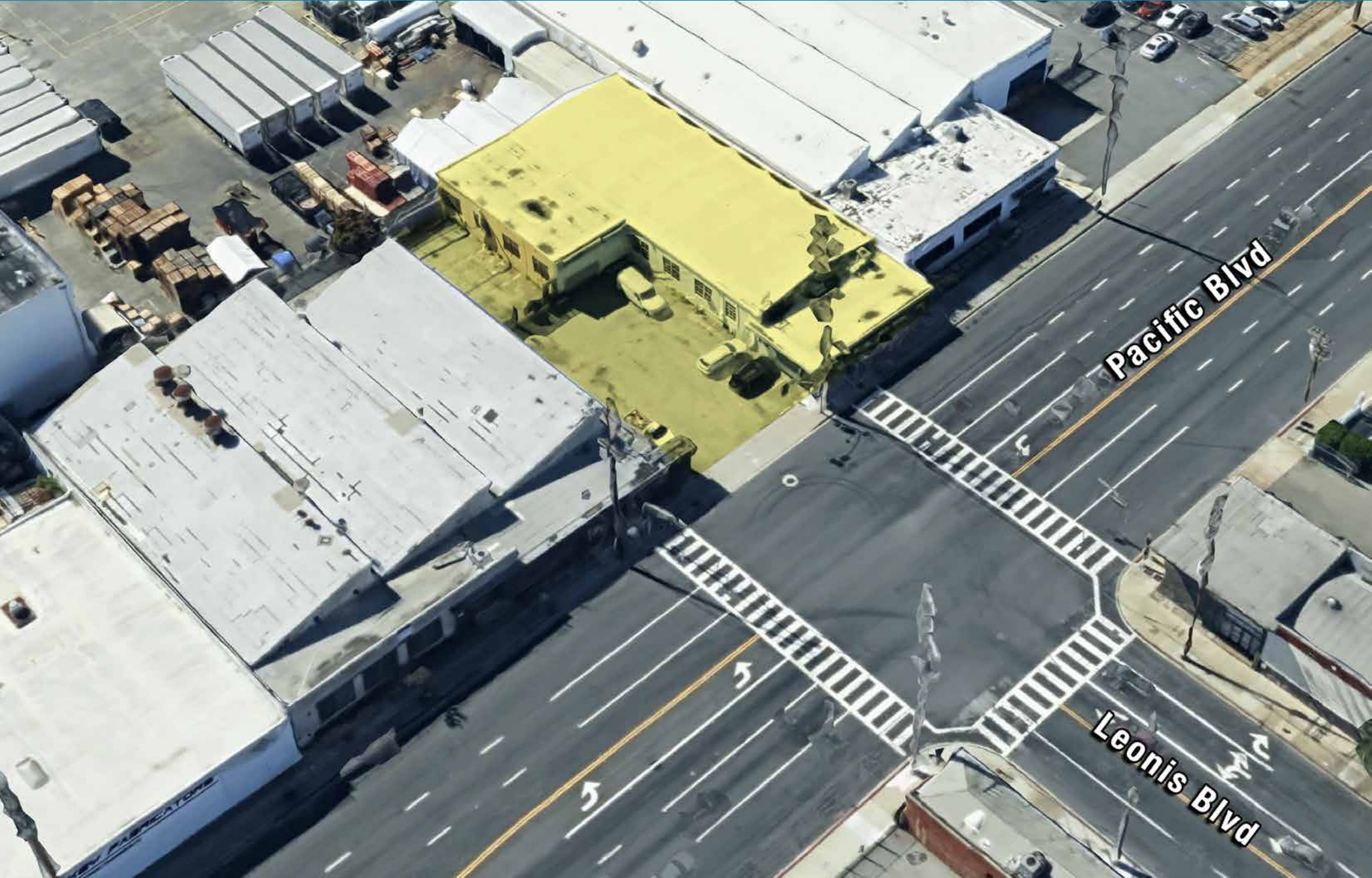




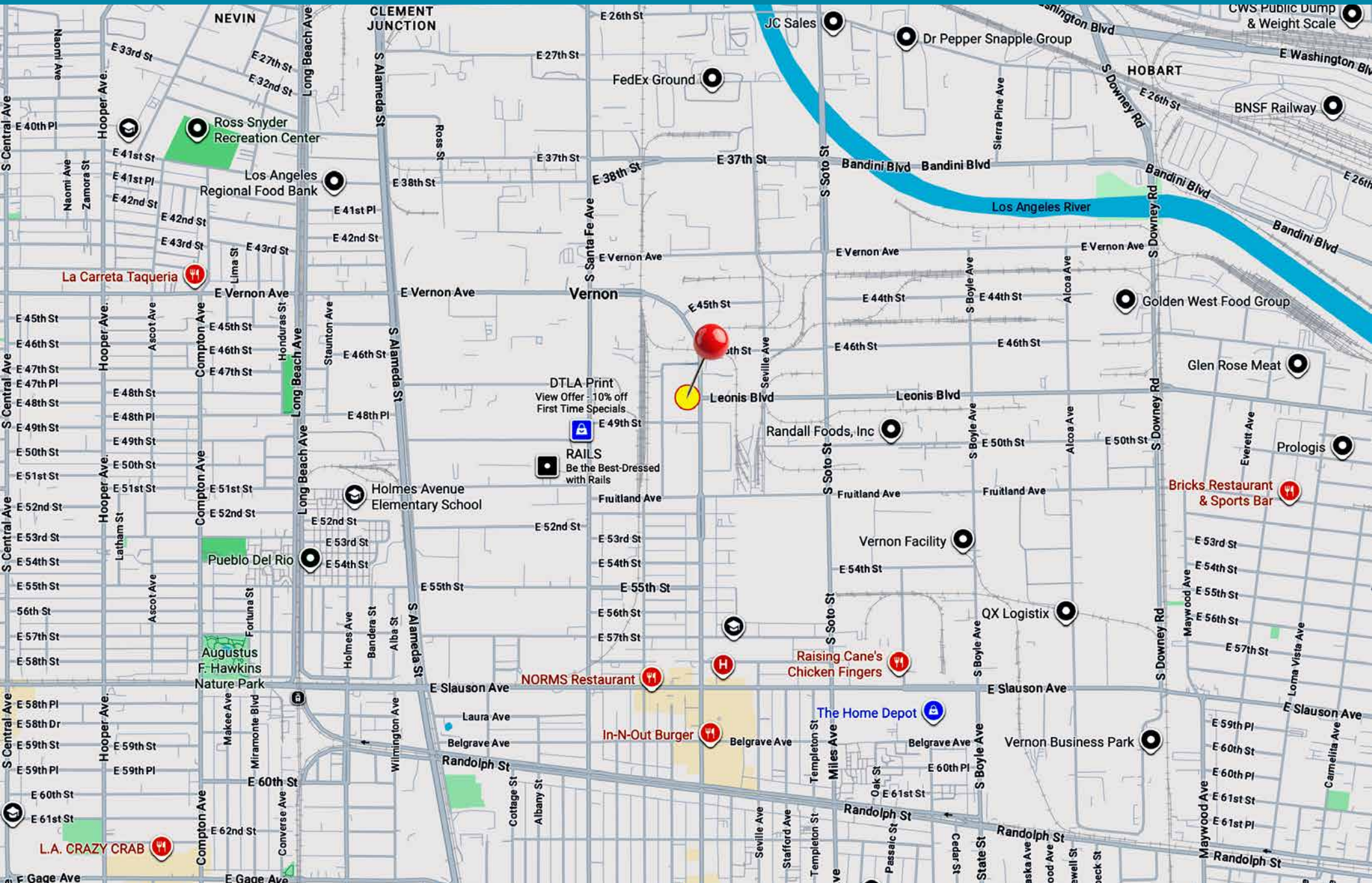
SITE PLAN



AERIAL PHOTO



AREA MAP





ABOUT THE CITY OF VERNON

Vernon, California, situated in the heart of Los Angeles County, is a bustling hub for businesses across a wide variety of industries.

The city encompasses 5.2 square miles, and is situated just one mile southeast of Downtown Los Angeles.

Vernon is home to more than 1,800 businesses, while employing an estimated 55,000 people. Renowned for its strategic location and business-friendly environment, Vernon has consistently attracted companies seeking proximity to major transportation hubs, including the Ports of Los Angeles and Long Beach.

With a strong focus on manufacturing and distribution, the city boasts a diverse economic landscape encompassing food processing, textiles, and technology. Its accessibility to major freeways and rail lines further enhances its appeal as a logistics and distribution center.

Vernon is an untapped market for retail. Certain amenities like restaurants, health and wellness retail, and big-box businesses are absent in the city whose daytime population swells with diverse and skilled workers.

Vernon's neighboring cities of Commerce, Huntington Park, Maywood, Bell, and the Downtown Los Angeles Arts District, Boyle Heights, and East LA are home to just over 450,000 people. Access to these consumers and workforce are reasons to consider Vernon for unlimited retail opportunity.

Vernon has a proven track record of helping customers stay in business. It boasts an 80-year tenancy with some businesses and has an average 30-year tenancy with 25 of its top businesses. Vernon is proud to have won the Los Angeles Economic Development Corporation's (LAEDC) "Most Business-Friendly City Award" and to be a four-time finalist.

FOR SALE

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