

# FOR SALE

±10,144 SF INDUSTRIAL BUILDING

2947 E 44TH ST  
VERNON | CA



TWO (2)  
DOCK HIGH



ONE (1)  
GROUND LEVEL DOOR



±2,600 SF  
OFFICE SPACE

**FOR MORE INFORMATION, CONTACT:**

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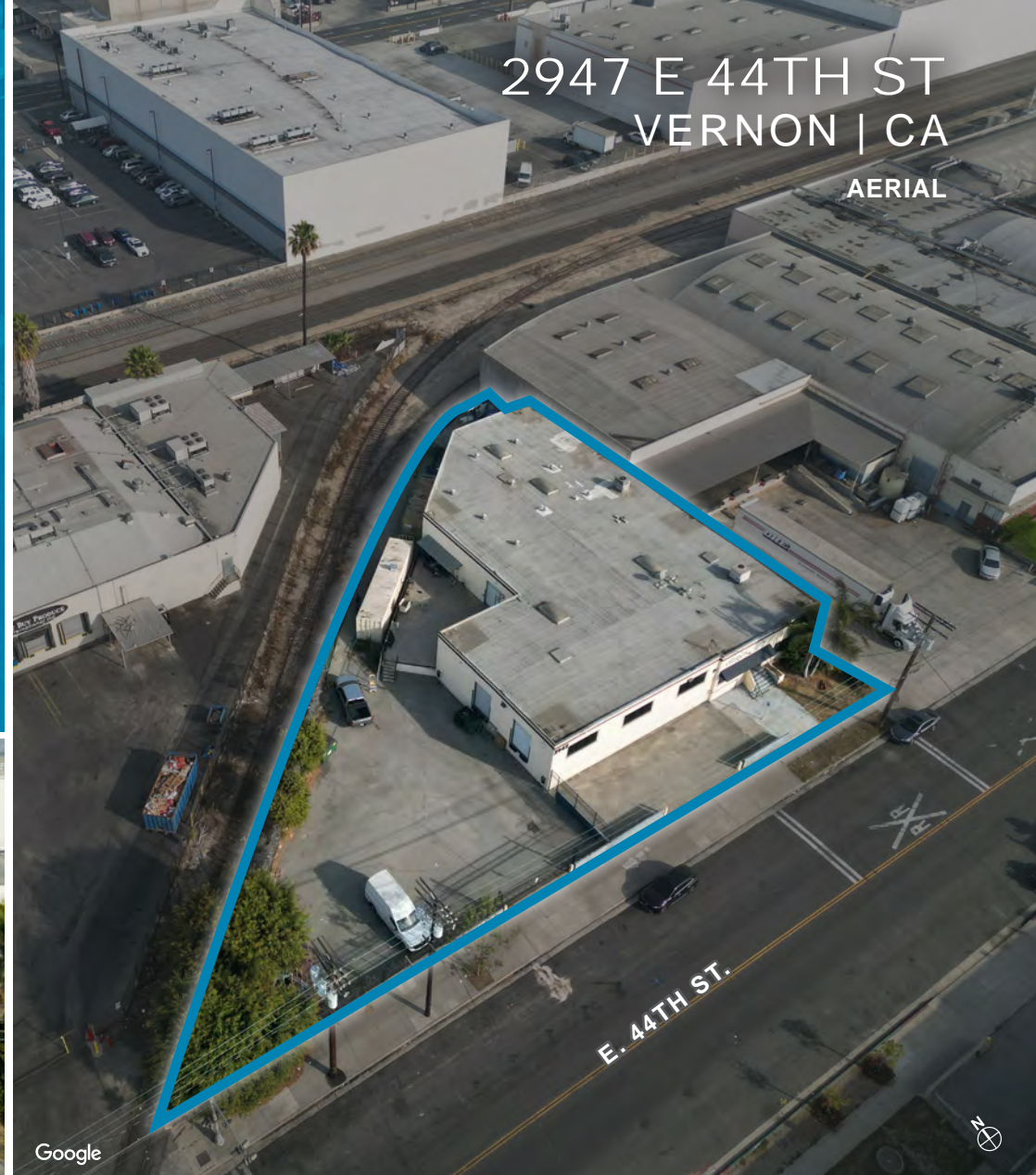
**MOON LIM**  
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P: 213.308.2056  
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CADRE #01903050

# FOR SALE

±10,144 SF INDUSTRIAL BUILDING

## PROPERTY HIGHLIGHTS:

- ±10,144 SF Stand Alone Building
- ±21,244 SF Large Gate Lot (Less than 50% Coverage)
- ±2,600 SF Office Space
- 400A, 480V, Phase 3
- 17' Clear Height
- 2 Dock High and 1 Ground Level Door
- Excellent Access to Major Freeways



2947 E 44TH ST  
VERNON | CA  
AERIAL

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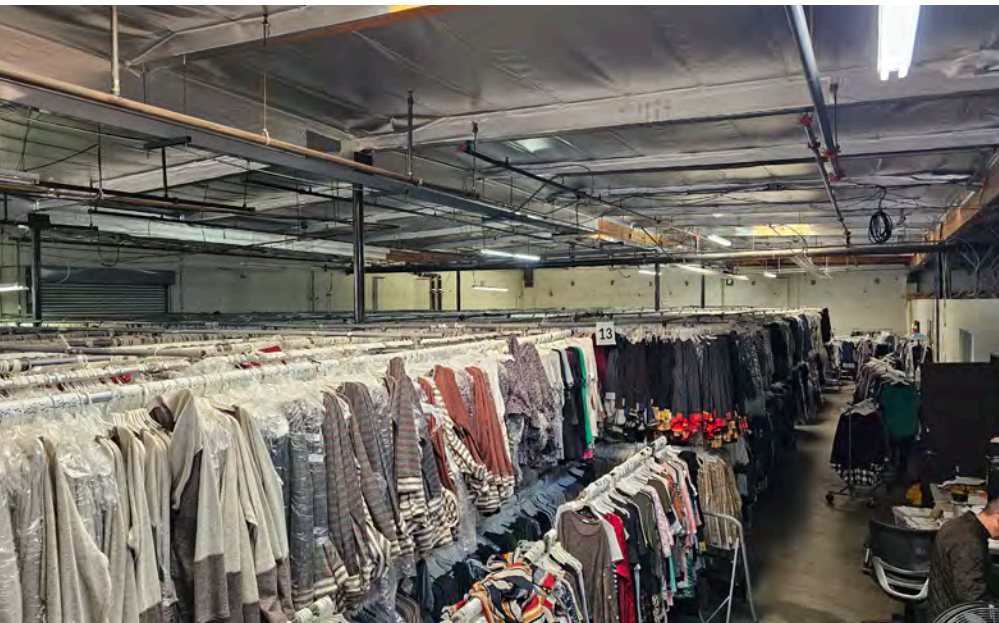
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## PROPERTY HIGHLIGHTS

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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES



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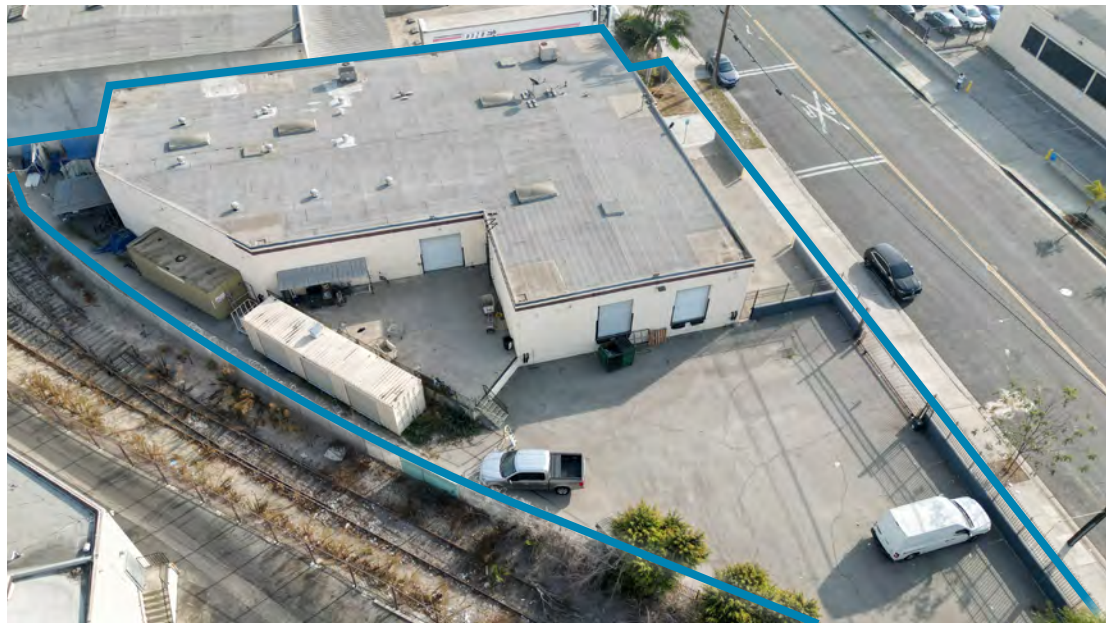
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**INTERIOR PHOTOS**

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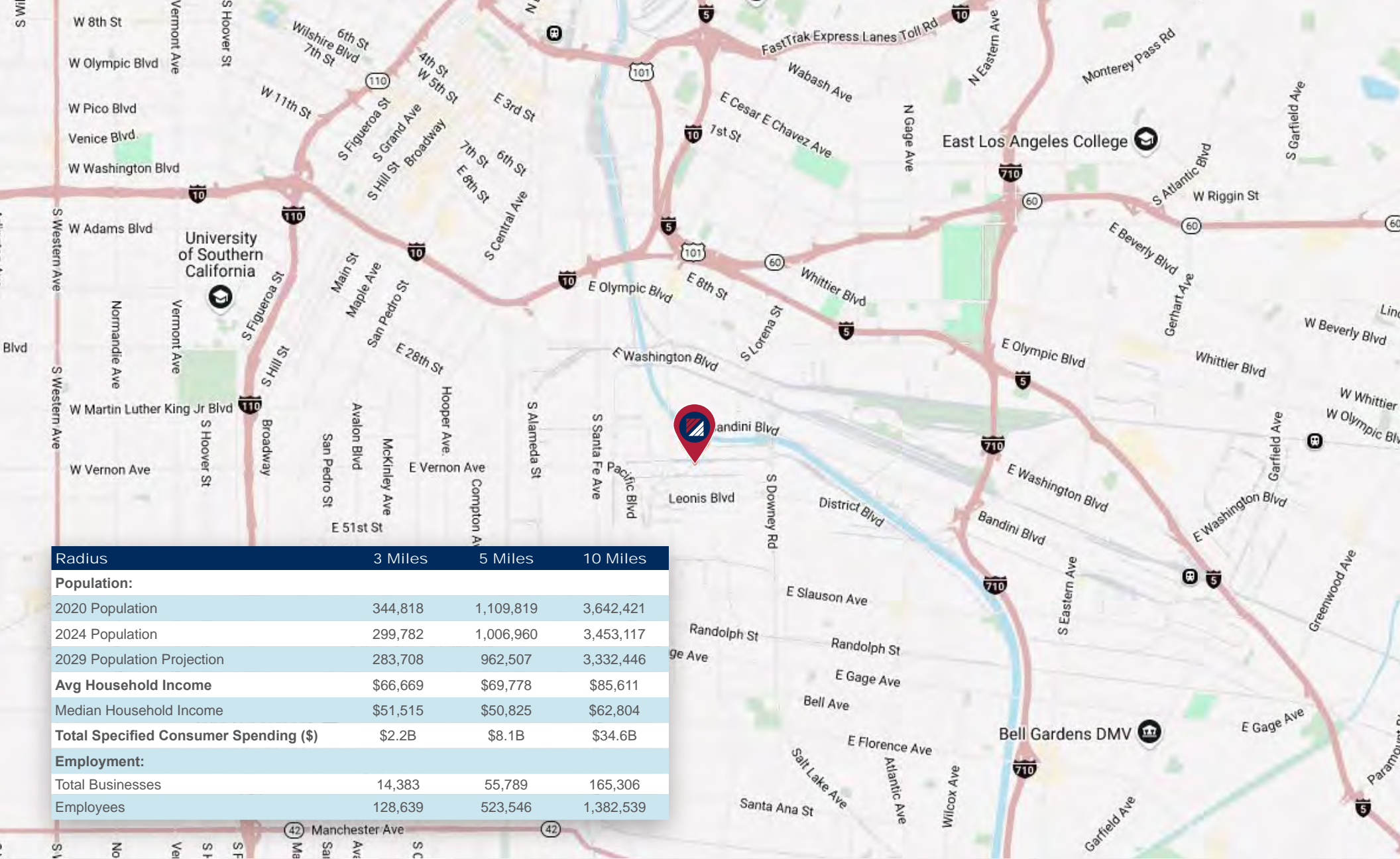
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**EXTERIOR PHOTOS**

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Radius	3 Miles	5 Miles	10 Miles
<b>Population:</b>			
2020 Population	344,818	1,109,819	3,642,421
2024 Population	299,782	1,006,960	3,453,117
2029 Population Projection	283,708	962,507	3,332,446
<b>Avg Household Income</b>	\$66,669	\$69,778	\$85,611
Median Household Income	\$51,515	\$50,825	\$62,804
<b>Total Specified Consumer Spending (\$)</b>	\$2.2B	\$8.1B	\$34.6B
<b>Employment:</b>			
Total Businesses	14,383	55,789	165,306
Employees	128,639	523,546	1,382,539

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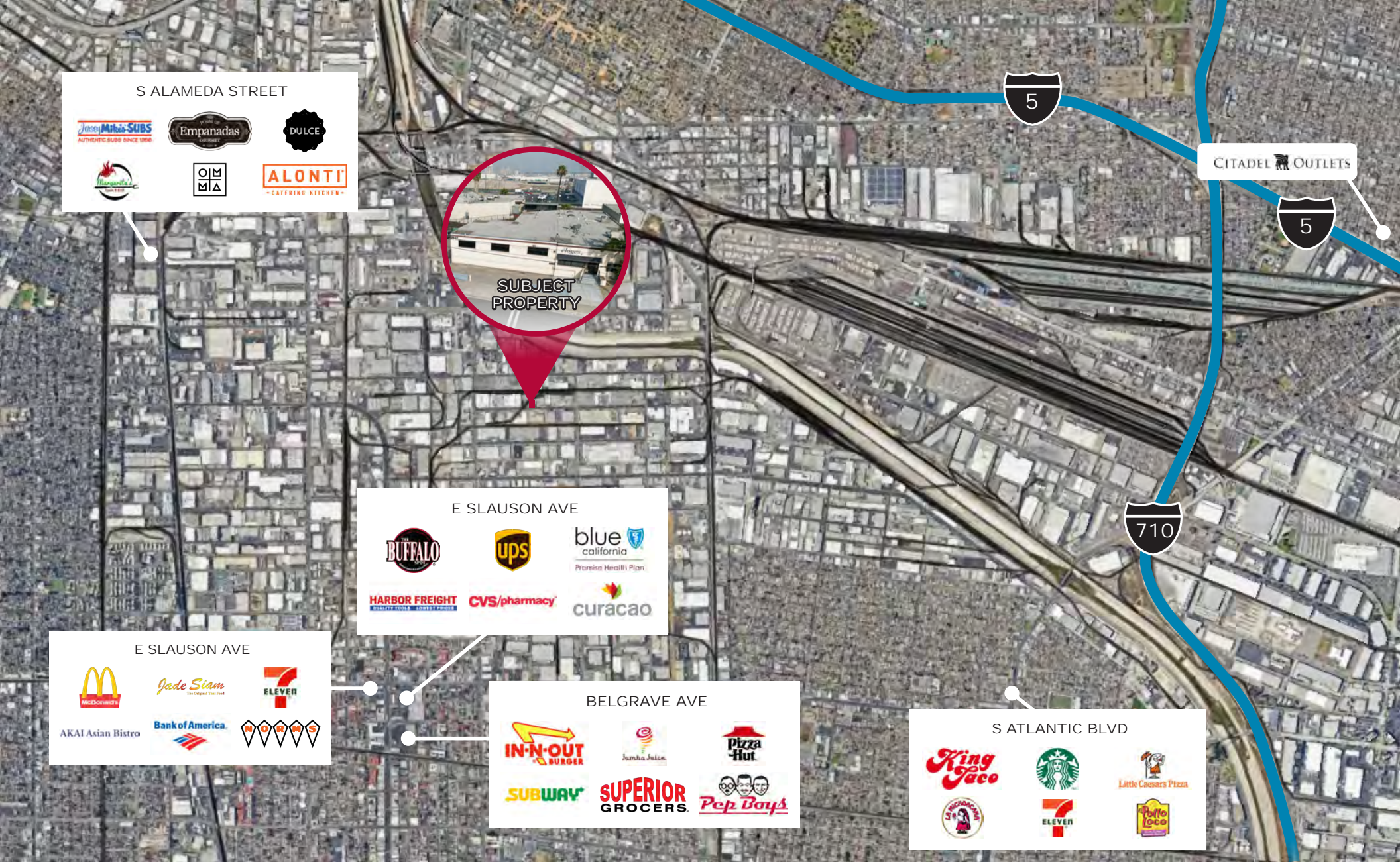
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**LOCATION MAP**



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S ALAMEDA STREET









**SUBJECT PROPERTY**

E SLAUSON AVE









E SLAUSON AVE









BELGRAVE AVE










S ATLANTIC BLVD









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**AMENITIES MAP**

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## ABOUT VERNON

The City of Vernon is an industrial city of 5.2 square miles located several miles to the southeast of Downtown Los Angeles in Southern California. Founded in 1905 as the first exclusively industrial city in the Southwestern United States, Vernon currently houses more than 1,800 businesses that employ approximately 50,000 people, serving as a vital economic engine in the region. Offering an environment uniquely friendly to business, Vernon is the home to industries including food and agriculture, apparel, steel, plastics, logistics and home furnishings. Vernon maintains strong philanthropic ties with the neighboring communities where much of its workforce lives, providing significant financial support for public services like health care and education.

<https://www.cityofvernon.org/about/about-vernon>

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