



**FRUITLAND AVE**

# 20,890 SF INDUSTRIAL LAND 0.48 ACRES FOR SALE

VACANT & READY FOR USE

**3580 FRUITLAND AVE.**  
**MAYWOOD | CA**

FOR MORE INFORMATION, PLEASE CONTACT:

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## PROPERTY HIGHLIGHTS



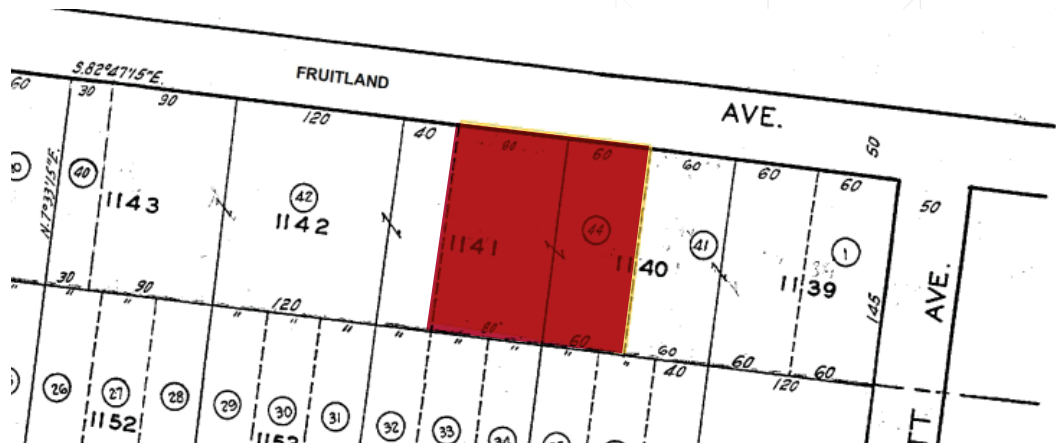
**0.48 ACRES**  
**LOT SIZE**



**INDUSTRIAL LAND IN**  
**VERNON SUBMARKET**



**M1\***  
**ZONING**



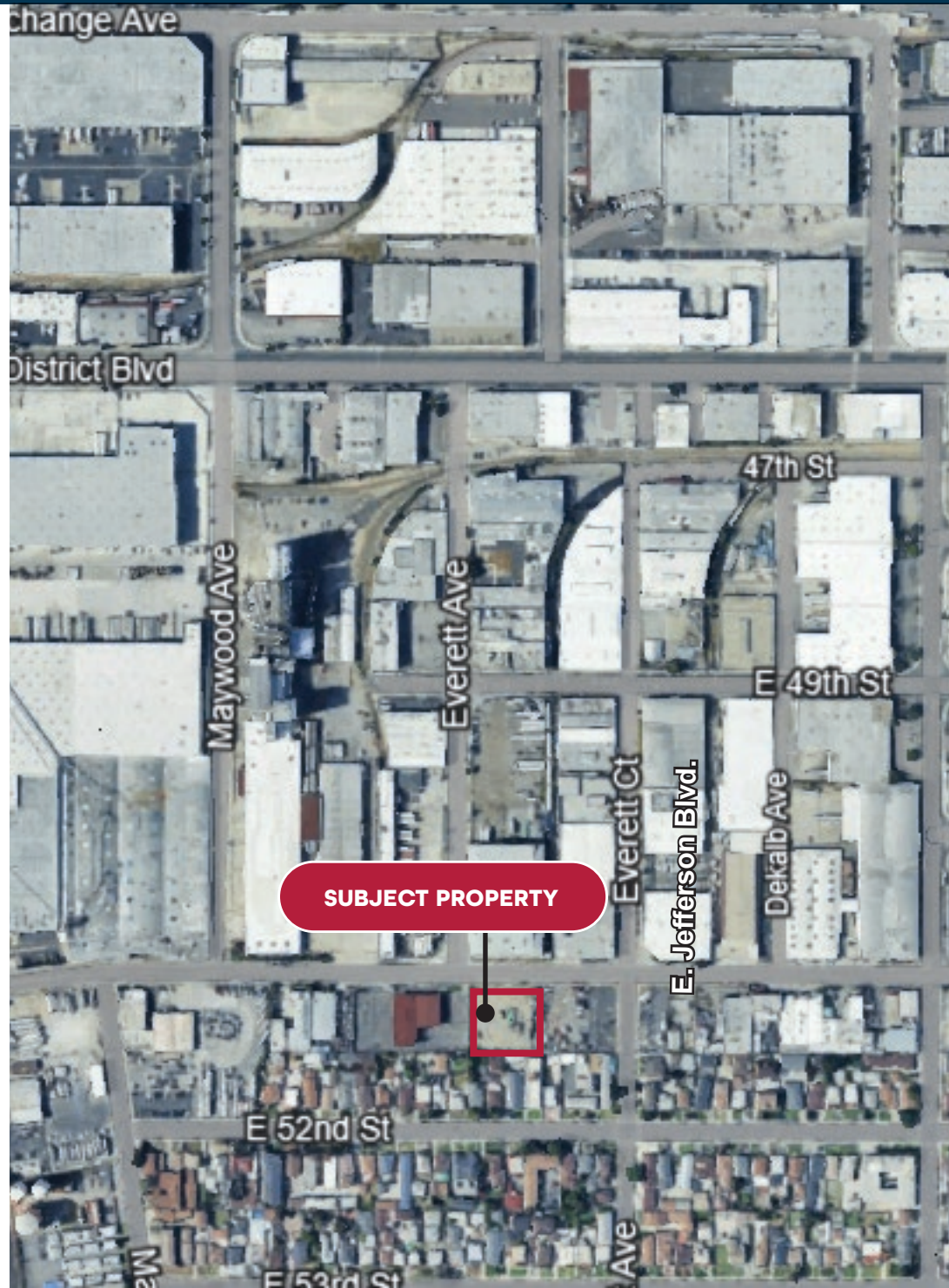
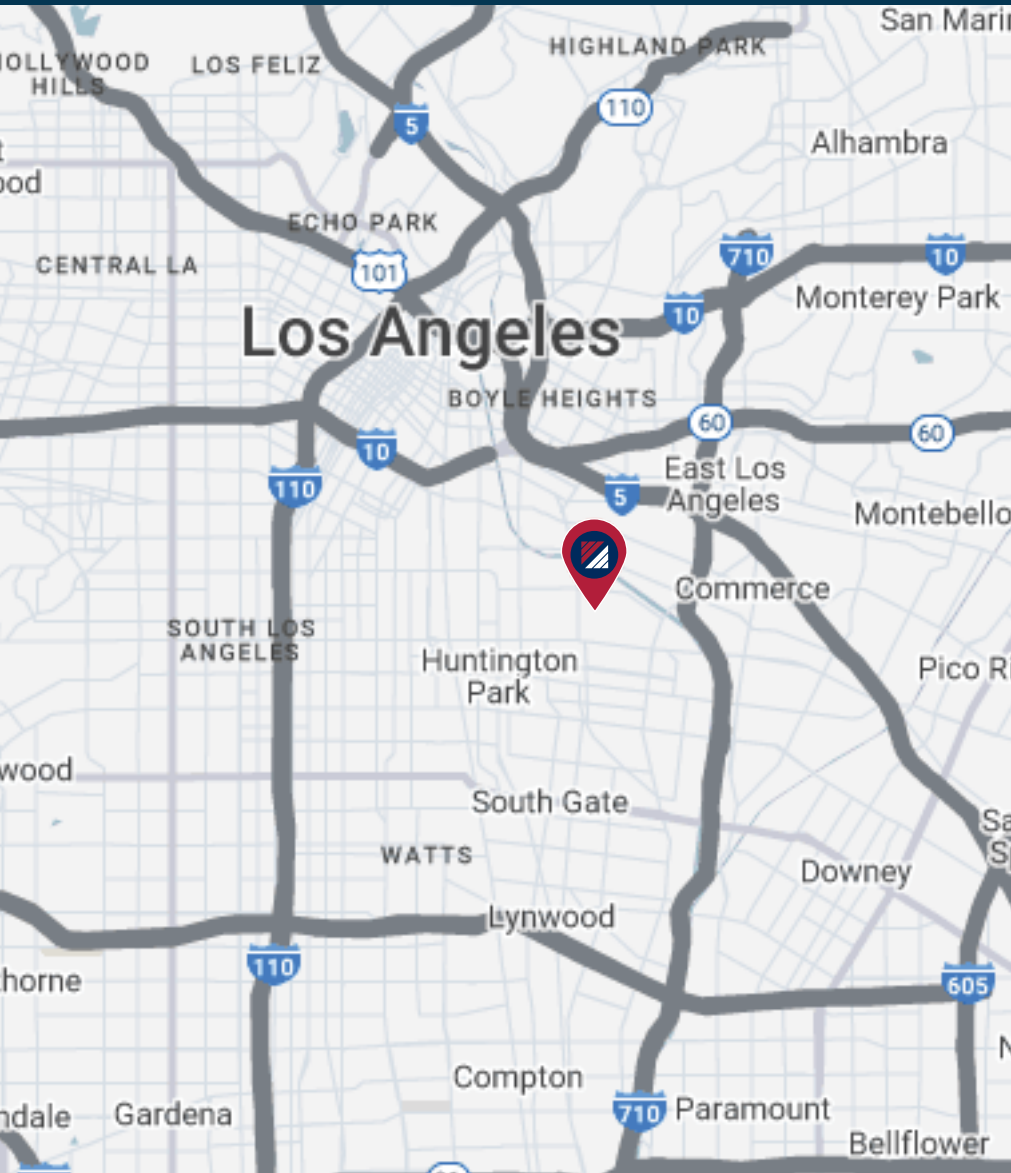
## PROPERTY HIGHLIGHTS

- 20,890 SF Industrial Land (0.48 Acres)
- Zoned M1 – Allows Truck and Storage Use By Right
- Vacant & Ready for Use – No Buildings on Site, Open Land For Flexible Use
- Three Curb Cuts & Large Yard – Easy Access for Trucks, Equipment, or Storage

- Located in The City of Maywood, an Industrial Area with Easy Access to Major Distribution Hubs
- Adjacent to Vernon – Located in a Strong Industrial Area
- Easy Freeway Access – Close To 5, 60, & 710 Freeways for Quick Transport
- Sale Price: Asking \$2,200,000 (\$105.31/SF)

# Property Location & Aerial

3580 FRUITLAND AVE.  
MAYWOOD | CA



|   |   |   |  |
|---|---|---|--|
| <b>1,305,717</b><br>5-Mile Radius of<br>Population Served | <b>22 Miles</b><br>to Port of LA/<br>Long Beach | <b>20 Miles</b><br>to Long Beach<br>Airport (LGB) | <b>17 Miles</b><br>to Los Angeles<br>Airport (LAX) |
| <b>&gt;1 Miles</b><br>to Nearest FedEx<br>DC              | <b>&gt;1 Miles</b><br>to Nearest UPS<br>DC      | <b>2 Miles</b><br>to Nearest DHL<br>DC            | <b>38 Miles</b><br>to John Wayne<br>Airport (SNA)  |



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