



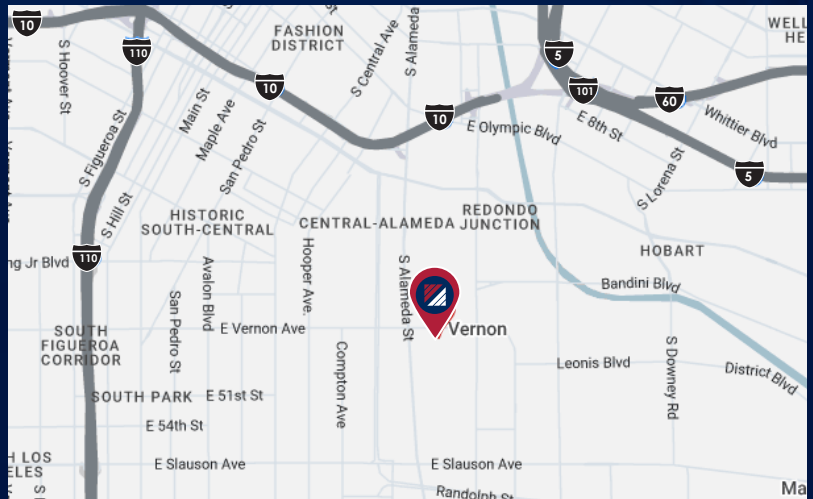
FOR SALE

±9,130 SF WAREHOUSE

2036-2038 E 45TH ST. | VERNON, CA

PROPERTY HIGHLIGHTS

- ±9,130 SF Available
- ±19,867 SF Lot Size
- Office Space ±1,700 SF
- Power: 800 A, 277/480V, 3P, 4W
- 3 Ground Level Doors
- 2 Dock High Doors
- ±12-20' Clear Height
- 20 Parking Spaces
- Two [2] Blocks from Signalized Intersection On S. Alameda St. With Direct I-10 Freeway Access
- Prime Location in City of Vernon
- Fenced Yard



FOR MORE INFORMATION, PLEASE CONTACT:

SEAN KIM
VICE PRESIDENT
P: 213.270.2224 | M: 213.999.4341
sean.kim@daumcommercial.com
CADRE #02030559

FRANK KIM
FOX INDUSTRIAL REALTY
P: 213.744.1556 | M: 213.272.5004
frankchkim@yahoo.com
CADRE #01342449



FOR SALE

±9,130 SF WAREHOUSE

2036-2038 E 45TH ST. | VERNON, CA

PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:

SEAN KIM
VICE PRESIDENT
P: 213.270.2224 | M: 213.999.4341
sean.kim@daumcommercial.com
CADRE #02030559

FRANK KIM
FOX INDUSTRIAL REALTY
P: 213.744.1556 | M: 213.272.5004
frankchkim@yahoo.com
CADRE #01342449



Although all information is furnished regarding for sale, rental or financing from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All Maps provided courtesy of Google Maps, Bing Maps, and Google Earth. D/AQ Corp. # 01129558

FOR SALE

±9,130 SF WAREHOUSE

2036-2038 E 45TH ST. | VERNON, CA

PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:

SEAN KIM
VICE PRESIDENT
P: 213.270.2224 | M: 213.999.4341
sean.kim@daumcommercial.com
CADRE #02030559

FRANK KIM
FOX INDUSTRIAL REALTY
P: 213.744.1556 | M: 213.272.5004
frankchkim@yahoo.com
CADRE #01342449



Although all information is furnished regarding for sale, rental or financing from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All Maps provided courtesy of Google Maps, Bing Maps, and Google Earth. D/AQ Corp. # 01129558

FOR SALE

±9,130 SF WAREHOUSE

2036-2038 E 45TH ST. | VERNON, CA

PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:

SEAN KIM
VICE PRESIDENT
P: 213.270.2224 | M: 213.999.4341
sean.kim@daumcommercial.com
CADRE #02030559

FRANK KIM
FOX INDUSTRIAL REALTY
P: 213.744.1556 | M: 213.272.5004
frankchkim@yahoo.com
CADRE #01342449



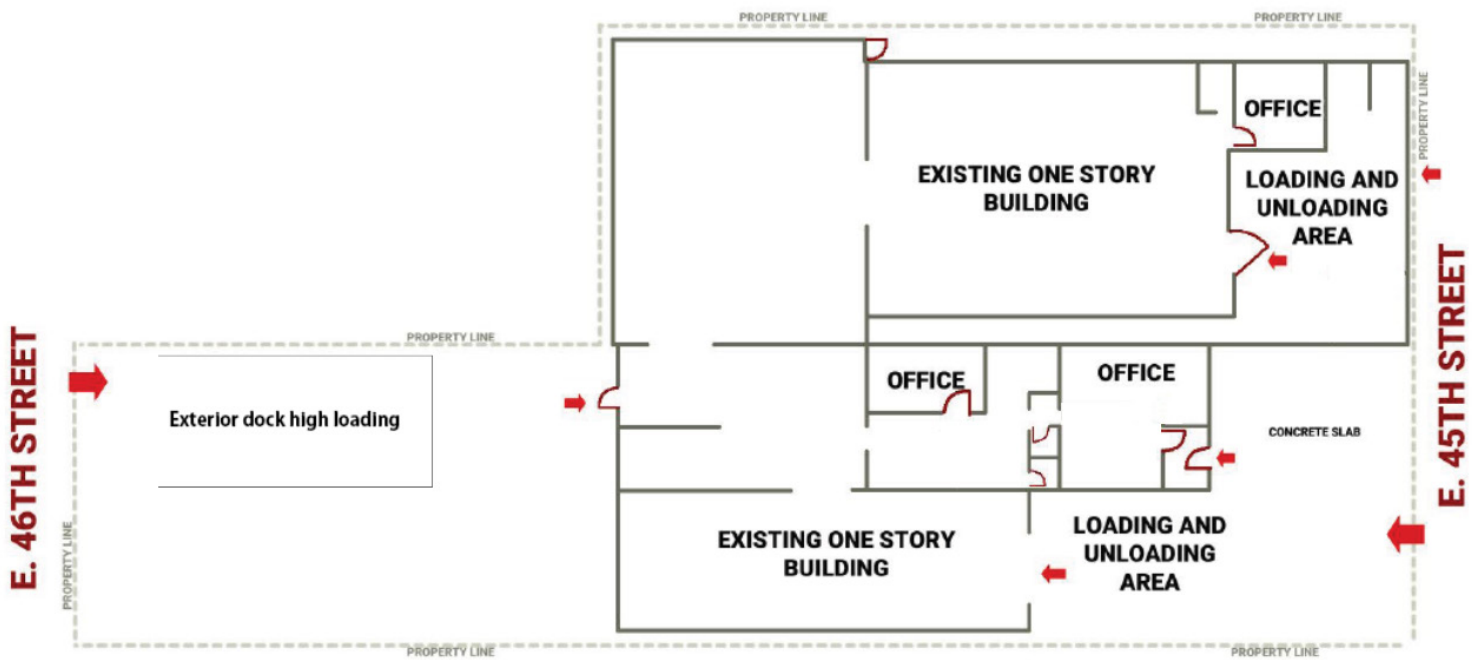
Although all information is furnished regarding for sale, rental or financing from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All Maps provided courtesy of Google Maps, Bing Maps, and Google Earth. D/AQ Corp. # 01129558

FOR SALE

±9,130 SF WAREHOUSE

2036-2038 E 45TH ST. | VERNON, CA

FLOOR PLAN



*NOT TO SCALE

FOR MORE INFORMATION, PLEASE CONTACT:

SEAN KIM
VICE PRESIDENT
P: 213.270.2224 | M: 213.999.4341
sean.kim@daumcommercial.com
CADRE #02030559

FRANK KIM
FOX INDUSTRIAL REALTY
P: 213.744.1556 | M: 213.272.5004
frankchkim@yahoo.com
CADRE #01342449



FOR SALE

±9,130 SF WAREHOUSE

2036-2038 E 45TH ST. | VERNON, CA

PHOTO & AMENITIES



FOR MORE INFORMATION, PLEASE CONTACT:

SEAN KIM
 VICE PRESIDENT
 P: 213.270.2224 | M: 213.999.4341
 sean.kim@daumcommercial.com
 CADRE #02030559

FRANK KIM
 FOX INDUSTRIAL REALTY
 P: 213.744.1556 | M: 213.272.5004
 frankchkim@yahoo.com
 CADRE #01342449



Although all information is furnished regarding for sale, rental or financing from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All Maps provided courtesy of Google Maps, Bing Maps, and Google Earth. D/AQ Corp. # 01129558