FOR SALE/LEASE

3240 E. 26TH ST. | VERNON | CA

DAUM
COMMERCIAL REAL ESTATE SERVICES



± 24,735 SF FREESTANDING BUILDING

3240 E. 26TH ST.

VERNON | CALIFORNIA | 90058

PROPERTY HIGHLIGHTS

- ± 24,735 SF Total Building Area on ± 48,047 SF | ± 1.10 AC Land Area
- 1 Exterior Truck Ramp
- 5 Dock High Doors
- 24' Clear Height
- 400 Amps, 480 Volts, 3 Phase Power
- Ideal Warehouse/Manufacturing Space
- Renovations: Now Functional Docks & Removal of ± 11,000 SF Unfinished Mezz
- CTU Construction
- Sprinklered
- 27 Surface Parking Spaces
- North Vernon Location
- Close to 5, 10, 110, and 710 Freeways
- Sale Price: $5,950,000
- Lease Rate: $1.12 / SF / Month

FOR MORE INFORMATION, PLEASE CONTACT:

DAVID MUIR
EXECUTIVE VICE PRESIDENT
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CADRE #01210653

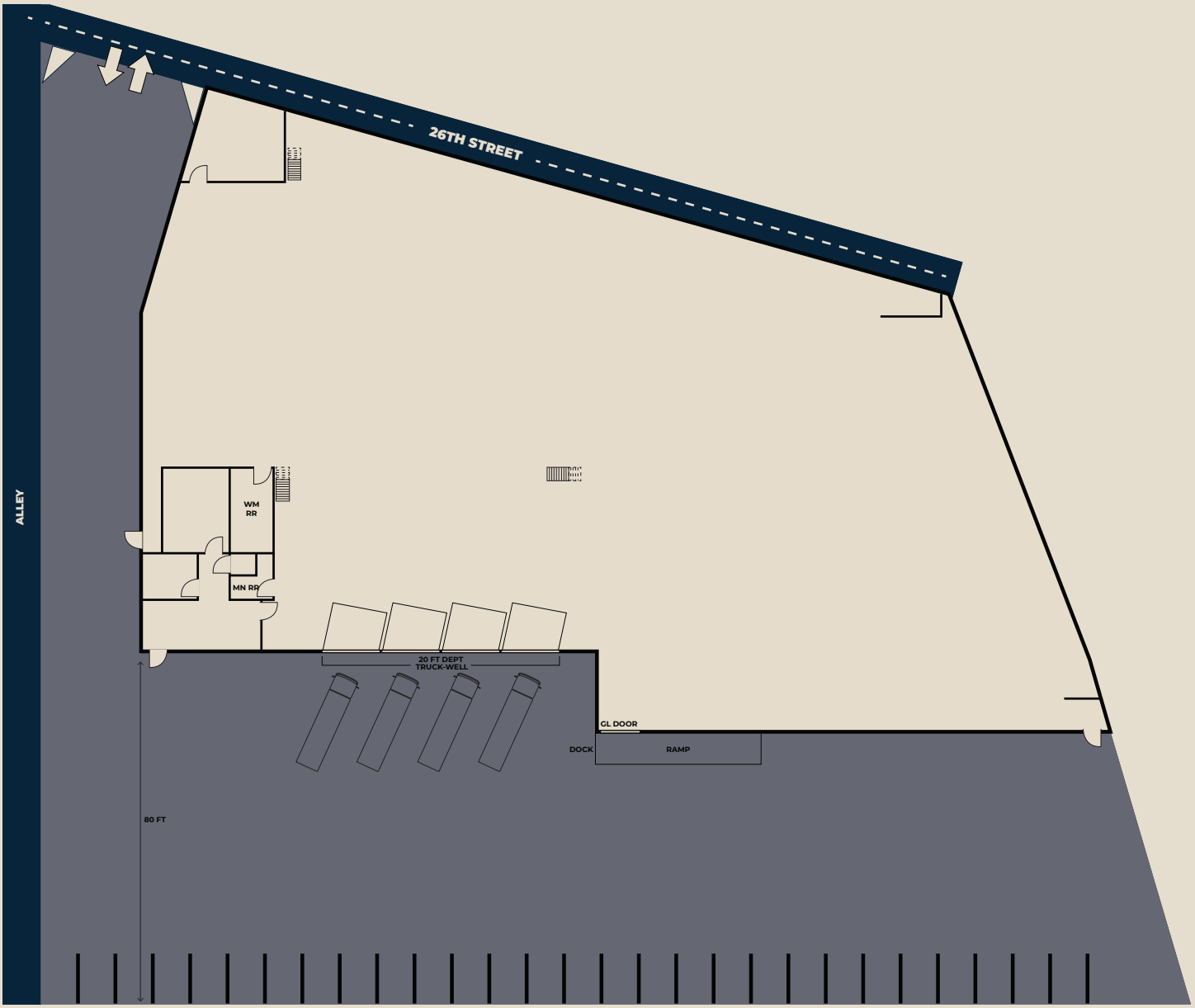
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SITE PLAN | FLOOR PLAN



NOT TO SCALE*

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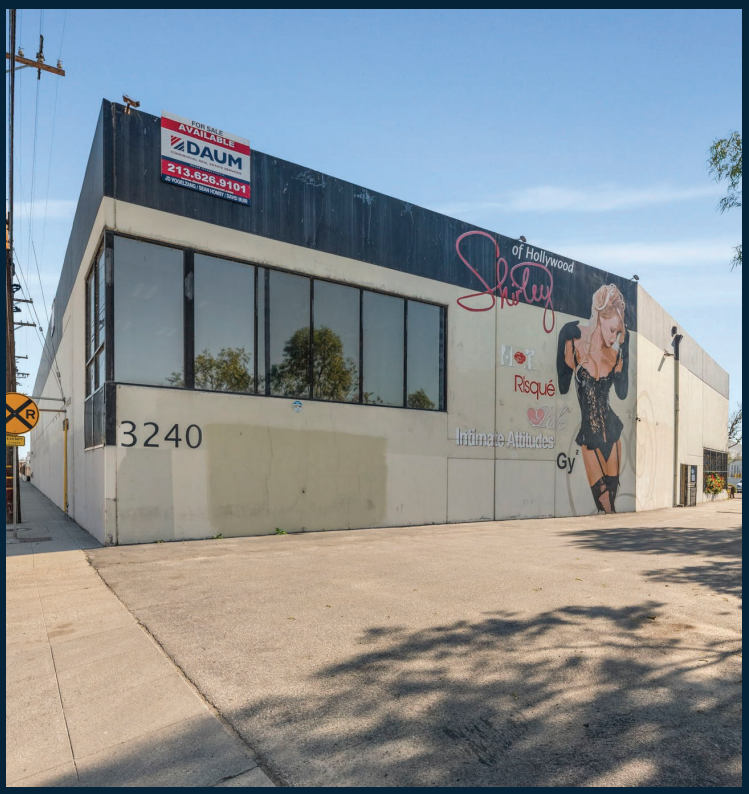
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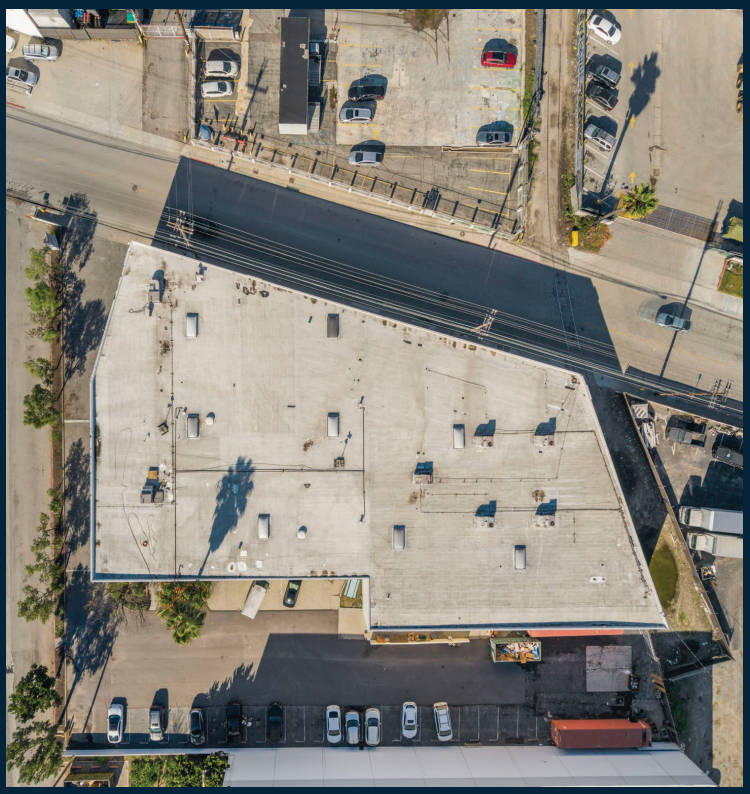
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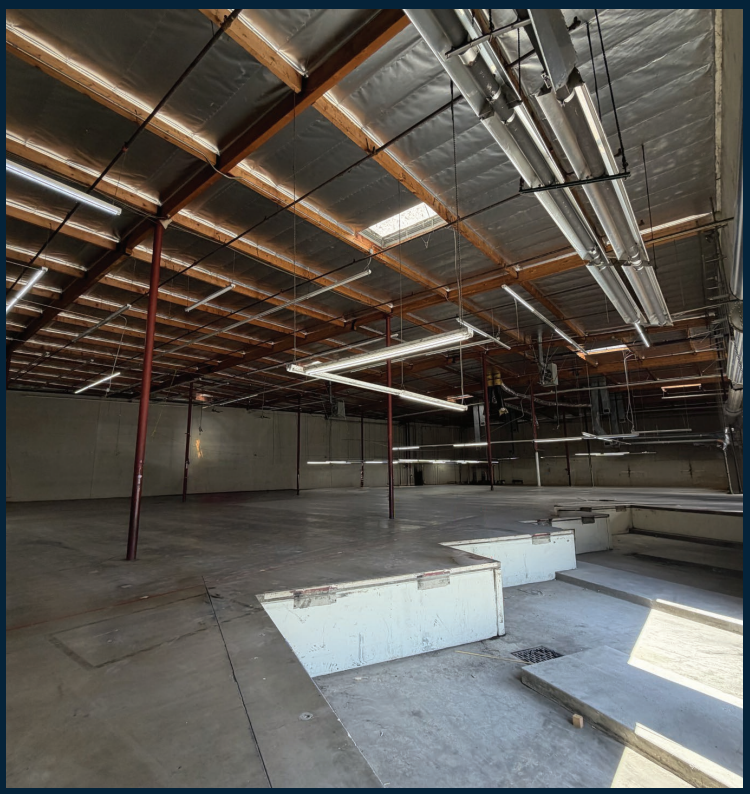
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PHOTOS









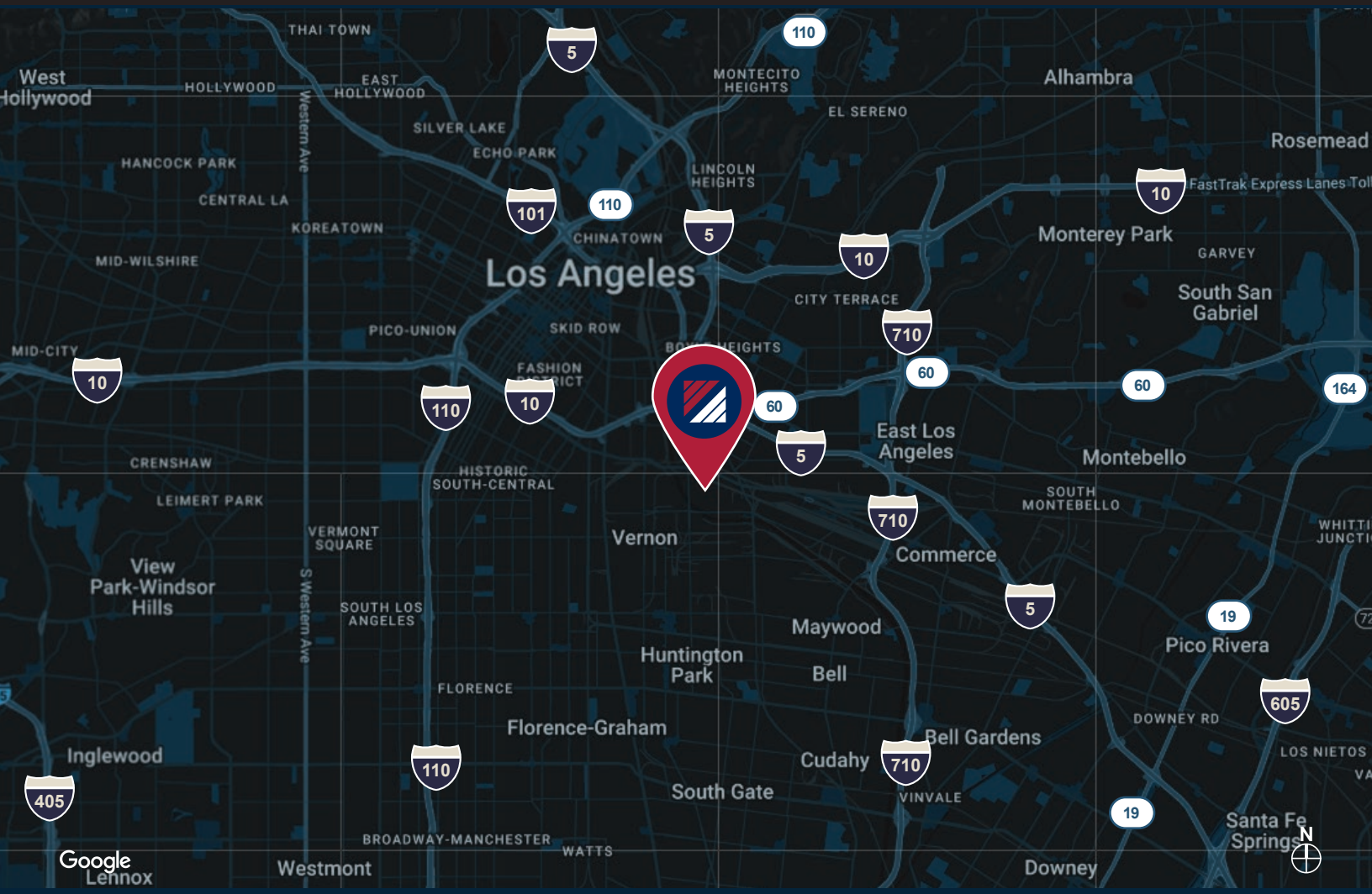
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LOCATION MAP | DEMOGRAPHICS



PUBLIC TRANSPORTATION

TRANSIT/SUBWAY

Soto / Vernon Bus Station
5 min | 1.0 mi

Pershing Square Subway Station
16 min | 4.0 mi

Union Transit Station
16 min | 4.5 mi

AIRPORT

Los Angeles International Airport
31 min | 23.1 mi

John Wayne Airport
43 min | 34.7 mi

Ontario International Airport
50 min | 39.8 mi

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2020 POPULATION	346,279	1,096,703	3,619,374
2024 POPULATION	303,958	998,048	3,432,559
2029 POPULATION PROJECTION	288,314	954,641	3,312,875
2020 HOUSEHOLDS	94,143	319,712	1,197,514
2024 HOUSEHOLDS	81,882	293,869	1,140,183
2029 HOUSEHOLD PROJECTION	77,448	281,514	1,100,656
TOTAL SPECIFIED CONSUMER SPENDING ($)	$2.3B	$8.1B	$34.9B

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