

2652

E 45TH ST

VERNON, CA 90062



**SUBJECT SPACE**

**Parking Lot Available for Lease**

*For Lease*

±40,000 SQ. FT. INDUSTRIAL BUILDING

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**IA IG** BACCI • TSAPARIAN • GORMLY  
INDUSTRIAL GROUP



# Building HIGHLIGHTS



Pit Levelers/ Racking Use Included



Approx. 1,464 Pallet Positions



Foil Insulation: 21' Clear



Florescent Lighting



Can Be Leased With or Without 1.76 Acre Truck Parking Across the Street (ADD \$40,500.00/ Month)

# Truck Parking HIGHLIGHTS



Excellent Vernon Location

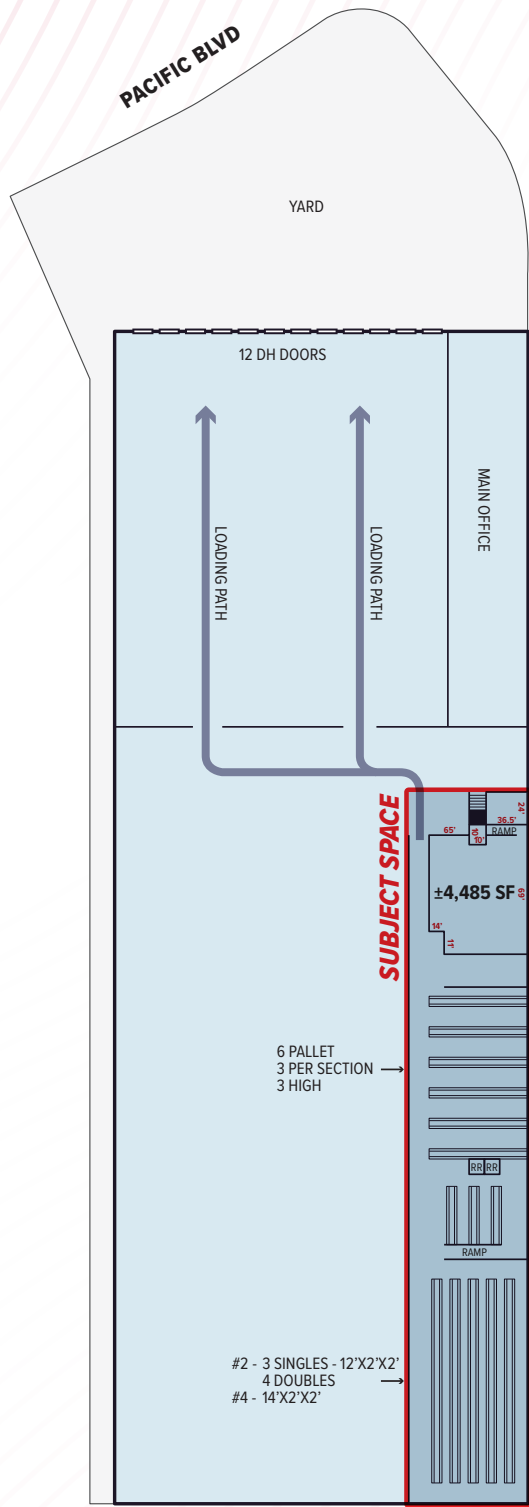


Fully Fenced & Paved w/Lights

**Pricing SUMMARY**

**Lease Rate:** \$28,000/Mo or \$0.70 PSF/Mo GRS

**Parking Lease Rate:** \$40,500/Mo or \$0.52 PSF/Mo GRS



NOTE: Drawing not to scale. All measurements and sizes are approximate.

**SITE PLAN**

2652

E 45TH  
STREET

*AVAILABLE SF*

±40,000 SF

*LAND SIZE*

±6.51 Ac / ±283,640 SF

*PARCEL NO*

6308-005-022

*USE*

Warehouse/Office

*ZONING*

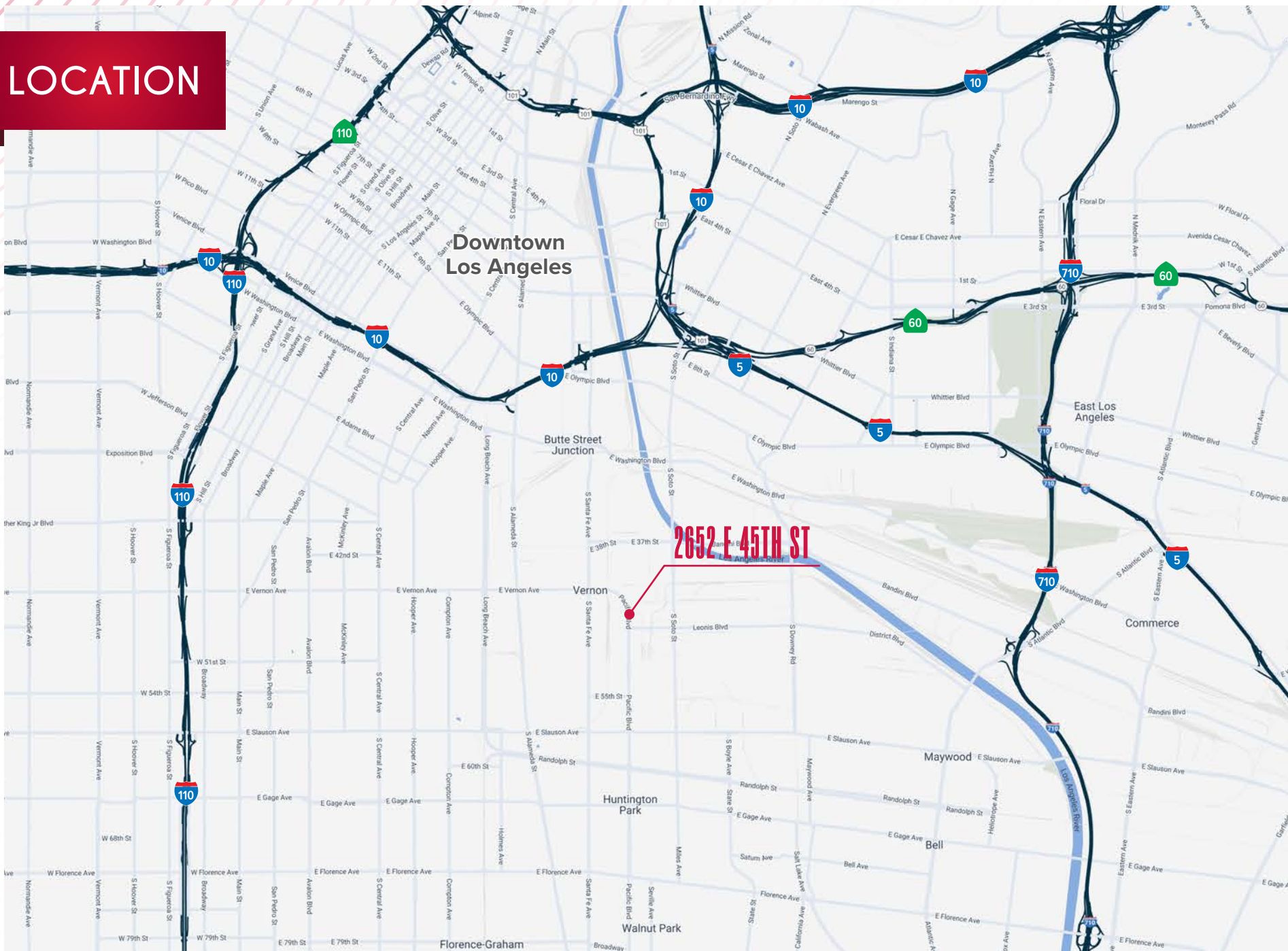
VEM

*YEAR BUILT*

1987



# LOCATION





**South Bay**  
 Base: 196,135,029 SF  
 Vacancy Rate: 4.8%  
 Availability Rate: 7.2%  
 Direct Asking Rate: \$1.79 PSF  
 Overall Rate: \$1.73 PSF  
 Median Price/Bldg SF: \$312.30  
 Median Price/Land SF: \$166.83

**2652 E 45TH ST**

**Vernon \$300**

**Compton \$250**

**Carson \$250**

**Torrance \$250**



**Santa Fe Springs \$325**

**Buena Park \$325**

**Mid Counties**  
 Base: 115,245,696 SF  
 Vacancy Rate: 4.6%  
 Availability Rate: 8.0%  
 Direct Asking Rate: \$1.65 PSF  
 Overall Rate: \$1.58 PSF  
 Median Price/Bldg SF: \$310.06  
 Median Price/Land SF: \$152.19

**City of Industry \$385**

**Chino \$400**



**Ontario \$450**

**Inland Empire West**  
 Base: 355,896,866 SF  
 Vacancy Rate: 5.2%  
 Availability Rate: 10.8%  
 Direct Asking Rate: \$1.52 PSF  
 Overall Rate: \$1.40 PSF  
 Median Price/Bldg SF: \$342.00  
 Median Price/Land SF: \$146.35

**Corona \$485**

**Eastvale \$485**

**Orange County**  
 Base: 233,916,715 SF  
 Vacancy Rate: 3.9%  
 Availability Rate: 6.1%  
 Direct Asking Rate: \$1.72 PSF  
 Overall Rate: \$1.67 PSF  
 Median Price/Bldg SF: \$339.94  
 Median Price/Land SF: \$139.62

**Irvine \$330**

**Rancho Cucamonga \$485**

**Fontana \$485**

**Rialto \$500**

**Colton \$500**

**Redlands \$500**

**Riverside \$500**

**Moreno Valley \$500**

**Inland Empire East**  
 Base: 310,618,045 SF  
 Vacancy Rate: 7.5%  
 Availability Rate: 11.7%  
 Direct Asking Rate: \$1.24 PSF  
 Overall Rate: \$1.15 PSF  
 Median Price/Bldg SF: \$218.54  
 Median Price/Land SF: \$69.78

**Lake Elsinore \$500**

**Marietta \$500**

**San Bernardino \$500**

**San Gabriel Valley**  
 Base: 177,229,149 SF  
 Vacancy Rate: 4.8%  
 Availability Rate: 7.0%  
 Direct Asking Rate: \$1.63 PSF  
 Overall Rate: \$1.61 PSF  
 Median Price/Bldg SF: \$288.46  
 Median Price/Land SF: \$132.23

**Central Los Angeles**  
 Base: 245,221,214 SF  
 Vacancy Rate: 5.9%  
 Availability Rate: 8.1%  
 Direct Asking Rate: \$1.58 PSF  
 Overall Rate: \$1.55 PSF  
 Median Price/Bldg SF: \$354.00  
 Median Price/Land SF: \$248.21

10 Miles

20 Miles

30 Miles

40 Miles

60 Miles

70 Miles

80 Miles

LOS ANGELES COUNTY

SAN BERNARDINO COUNTY

ORANGE COUNTY

RIVERSIDE COUNTY

**Q1 2024 LA BASIN MARKET SUMMARY & DRAYAGE MAP**

PREPARED BY:  
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Sources: LAC-I Research, CoStar  
 This survey includes data on industrial properties exceeding 5,000 square feet in size.

# DEMOGRAPHICS



## POPULATION

5 Miles	10 Miles	15 Miles	20 Miles
1.17 M	3.65 M	6.16 M	8.18 M



## AVERAGE HH INCOME

5 Miles	10 Miles	15 Miles	20 Miles
\$80,466	\$104,800	\$128,128	\$132,817



## EMPLOYEES

5 Miles	10 Miles	15 Miles	20 Miles
445,469	1.27 M	2.65 M	3.42 M

## DRIVING DISTANCE FROM PROPERTY

DTLA: 5 MILES
KOREATOWN: 8 MILES
WEST HOLLYWOOD: 13 MILES
CULVER CITY: 12 MILES
PASADENA: 14 MILES
BEVERLY HILLS: 14 MILES
SANTA MONICA: 18 MILES
LAX: 18 MILES
LA & LB PORTS: 24 MILES



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