

FOR SALE

±83,768 SF

**INDUSTRIAL
BUILDING**

\$176 PSF



2438-2454

E 27TH STREET

VERNON • CALIFORNIA • 90058

FOR SALE

2438-2454

E 27TH STREET

VERNON • CALIFORNIA • 90058

PROPERTY HIGHLIGHTS

- Rare ±83,768 SF Industrial Building for Sale on ±101,215 SF of Land
- Ideal North Vernon Location - Close to Downtown LA Arts District
- Excellent Freeway Access to 10, 5 & 60 Freeways
- Ten (10) Dock High Loading Positions
- Two Adjacent Buildings:
 - **2454 E 27TH ST:** 54,340 SF | 16'-21' Clearance (Buyer Must Verify) | .30/5500 Sprinkler (Buyer Must Verify) | 4,764 SF of Offices
 - **2438 E 27TH ST:** 29,428 SF | 23' Clearance (Buyer Must Verify) | .45/3000 Sprinkler (Buyer Must Verify) | 2,380 SF Mezzanine Offices

- Potential for 38 Car Parking (Buyer Must Verify)
- Occupy All or Part
- Fenced Parking
- Located at Santa Fe Ave @ 27th St

PRICING SUMMARY

- Asking Sale Price: \$14,750,000 (\$176 PSF)

Tenant/Buyer should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Tenant/Buyer's product weight and product types and use, etc. Tenant/Buyer should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Tenant/Buyer in order for Tenant/Buyer to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to Lease execution or waiver of any contingencies for a purchase. Broker also advises Tenant/Buyer to obtain any required use permits and business licenses prior to lease execution or waiver of buyer contingencies and have their Attorney review any Lease or Purchase Contract prior to execution.

FOR MORE INFORMATION,
PLEASE CONTACT

MIKE D. SMITH

Principal | LIC ID 00978736

323.767.2109

mdsmith@lee-associates.com

HOVIR MIRZOYAN

Senior Associate | LIC ID 01246947

323.767.2039

hmirzoyan@lee-associates.com

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



LEE & ASSOCIATES - COMMERCE, INC. | CORP ID 01125429
500 Citadel Drive, Suite 140, Los Angeles, California 90040
P: 323.767.2109 | F: 323.767.2029 | LEE-ASSOCIATES.COM

TEAMLA.COMMERCIAL.COM

CO-LISTED WITH

CBRE
CB RICHARD ELLIS

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers/Tenants should consult with their independent advisors to determine if the property is suitable for their needs.

2438-2454 E 27TH ST • VERNON

FOR SALE ±83,768 SF INDUSTRIAL BUILDING

PROPERTY AERIAL



2438-2454 E 27TH ST • VERNON

FOR SALE ±83,768 SF INDUSTRIAL BUILDING

PROPERTY AERIAL



DOWNTOWN LOS ANGELES

SANTA FE AVE

E 27TH ST

E 28TH ST

2438-2454 E 27TH ST • VERNON

FOR SALE ±83,768 SF INDUSTRIAL BUILDING

PROPERTY PHOTO



2438-2454 E 27TH ST • VERNON

FOR SALE ±83,768 SF INDUSTRIAL BUILDING

PROPERTY PHOTO



2438-2454 E 27TH ST • VERNON

FOR SALE ±83,768 SF INDUSTRIAL BUILDING

PROPERTY PHOTO



2438-2454 E 27TH ST • VERNON

FOR SALE ±83,768 SF INDUSTRIAL BUILDING

PROPERTY PHOTO



2438-2454 E 27TH ST • VERNON

FOR SALE ±83,768 SF INDUSTRIAL BUILDING

PROPERTY PHOTO



2438-2454 E 27TH ST • VERNON

FOR SALE ±83,768 SF INDUSTRIAL BUILDING

PROPERTY PHOTO



2438-2454 E 27TH ST • VERNON

FOR SALE ±83,768 SF INDUSTRIAL BUILDING

PROPERTY PHOTO



2438-2454 E 27TH ST • VERNON

FOR SALE ±83,768 SF INDUSTRIAL BUILDING

PROPERTY PHOTO



2438-2454 E 27TH ST • VERNON

FOR SALE

±83,768 SF INDUSTRIAL BUILDING

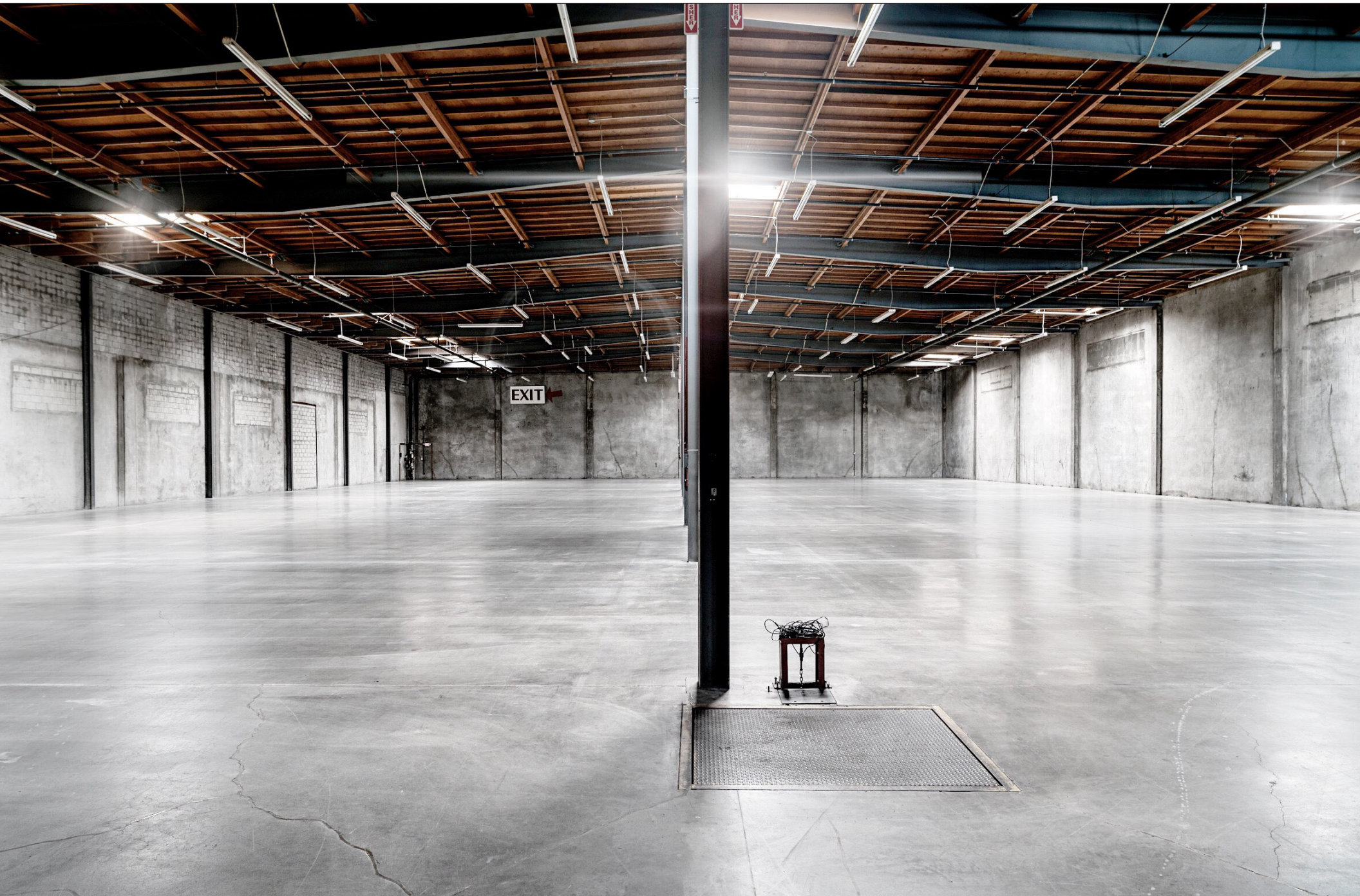
PROPERTY PHOTO

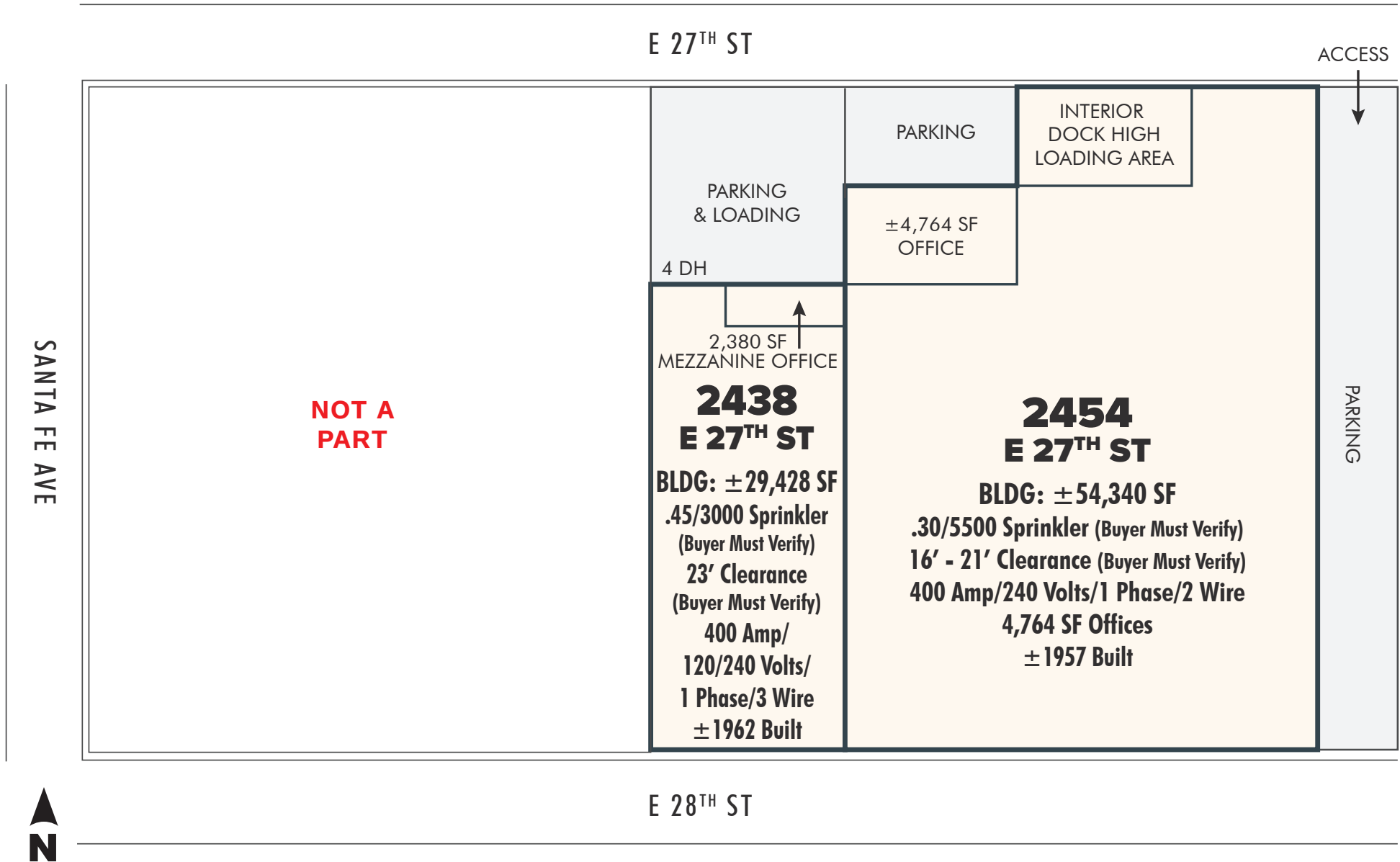


2438-2454 E 27TH ST • VERNON

FOR SALE ±83,768 SF INDUSTRIAL BUILDING

PROPERTY PHOTO





**NOTE: Drawing not to scale. All measurements and sizes are approximate.
 Buyer must verify sprinkler calculation, power and clearance.**

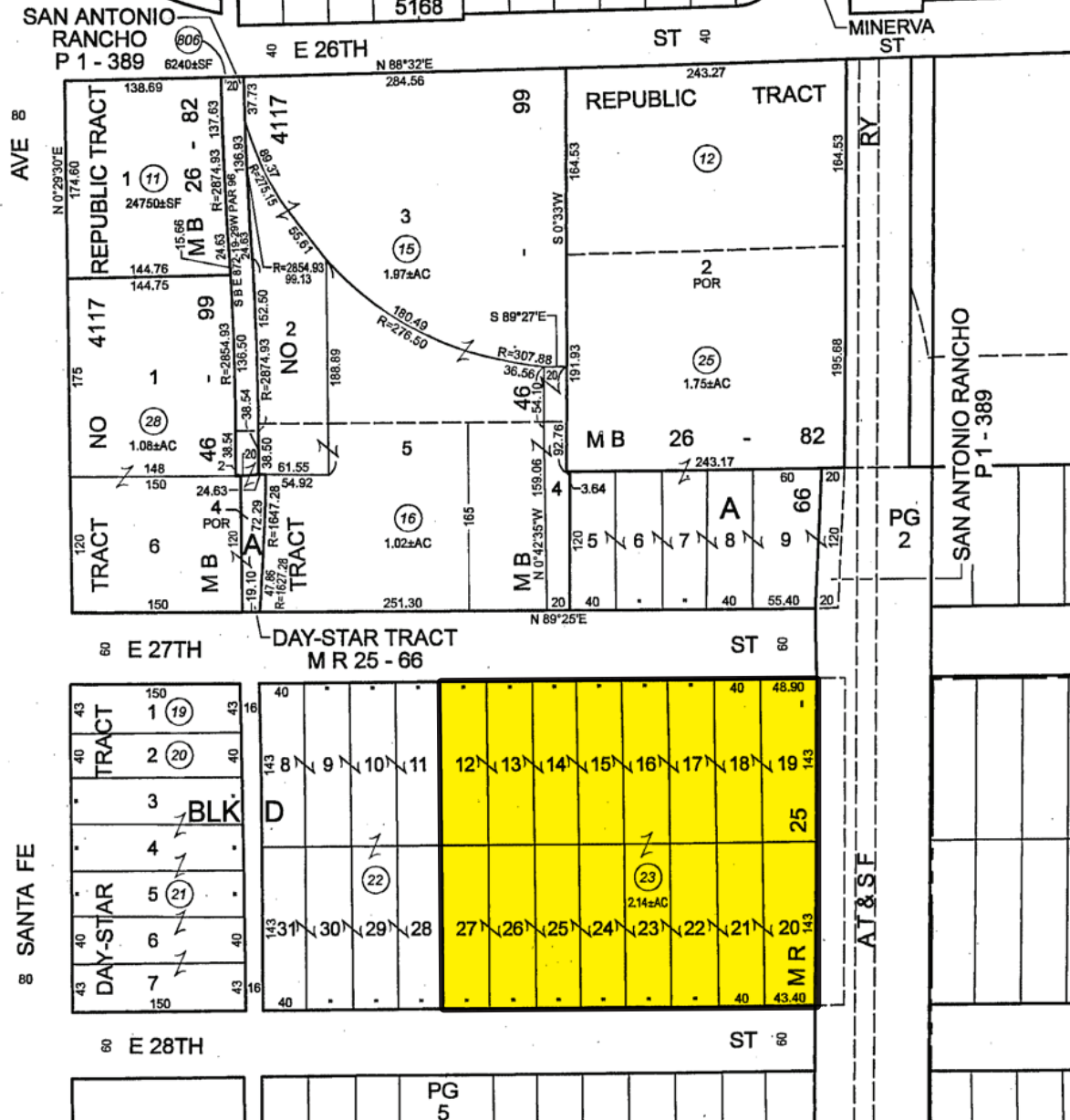
6302

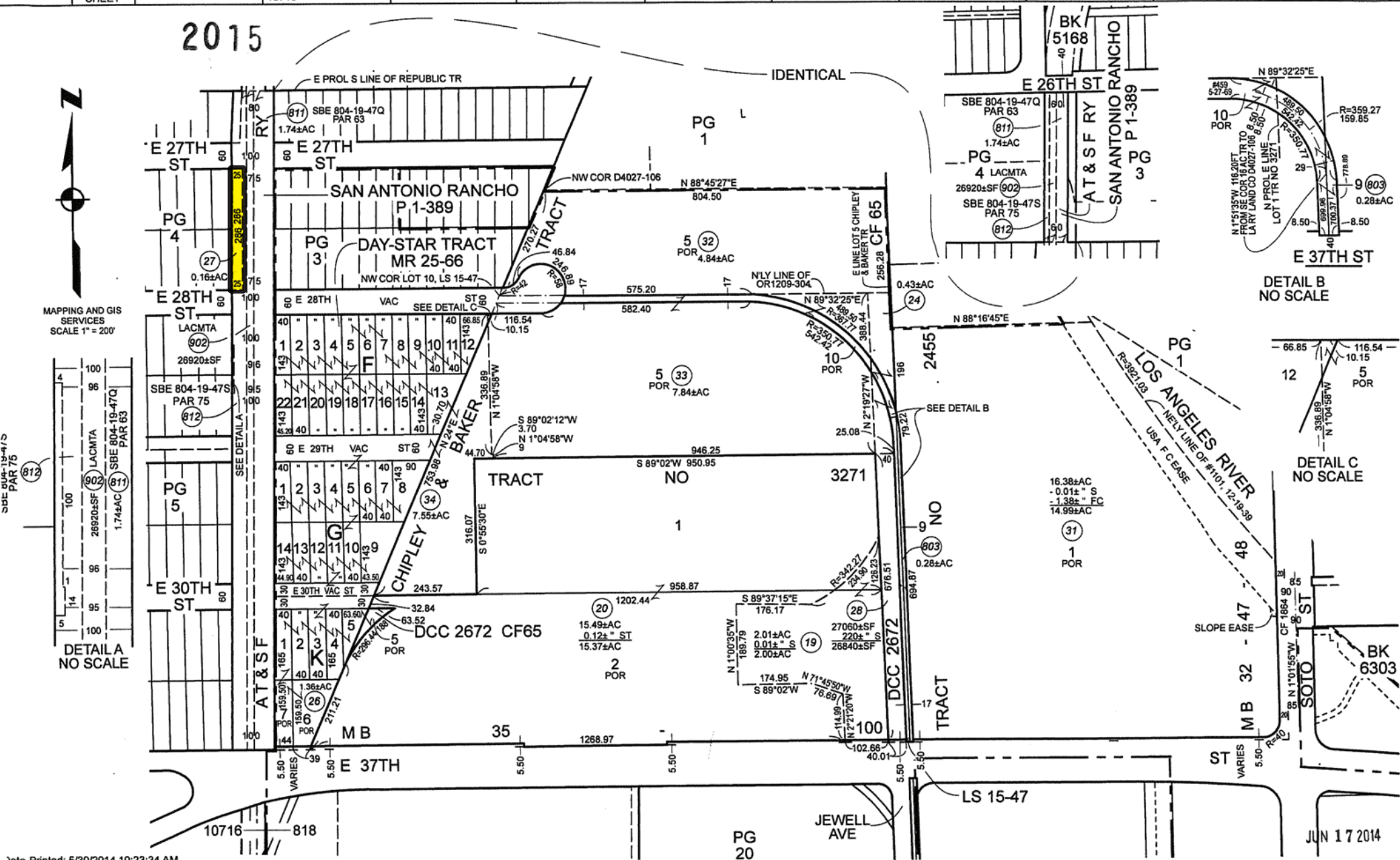
4
SHEETP.A.
6302-2,11,12,13TRA
10716REVISED:
830104806
830216304910124
2005042102
2012010510004001-272015110402009001-27
2015110402009002-27
2015110402010001-27

SEARCH NO

OFFICE OF THE ASSESSOR
COUNTY OF LOS ANGELES
COPYRIGHT © 2002

2016

PG
8PG
7



2438-2454 E 27TH ST • VERNON

FOR SALE

±83,768 SF INDUSTRIAL BUILDING

PROPERTY AERIAL





FOR SALE

2438-2454

E 27TH STREET

VERNON • CALIFORNIA • 90058

FOR MORE INFORMATION, PLEASE CONTACT US

MIKE D. SMITH

Principal | LIC ID 00978736

323.767.2109

mdsmith@lee-associates.com

HOVIK MIRZOYAN

Senior Associate | LIC ID 01246947

323.767.2039

hmirzoyan@lee-associates.com

CO-LISTED WITH

CBRE
CB RICHARD ELLIS

RICK MCGEAGH
310.363.4878

JEFF STEPHENS
213.613.3761

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

 Team
LA

LEE & ASSOCIATES® - COMMERCE, INC.
CORP ID 01125429

500 Citadel Drive, Suite 140, Los Angeles, California 90040

P: 323.767.2109 | F: 323.767.2029 | LEE-ASSOCIATES.COM

TEAMLACOMMERCIAL.COM