

3000 E 46TH STREET

VERNON • CA 90058

**±35,040 SF INDUSTRIAL BUILDING
ON ±77,833 SF LAND FOR SALE**

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

LEE-ASSOCIATES.COM/DOWNTOWNLA

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Located in the heart of Vernon's industrial corridor, 3000 E 46th Street offers $\pm 35,040$ SF of clean, functional warehouse space on a ± 1.79 acre lot. The property includes 17' clear height, four dock-high doors, one ground-level door, $\pm 3,600$ SF of office, and a fenced, paved yard. With excellent loading, a tilt-wall construction, and close proximity to the 5 and 710 Freeways, and Downtown LA, this site is ideal for distribution or manufacturing users.



Clean
Warehouse



Excellent
Loading

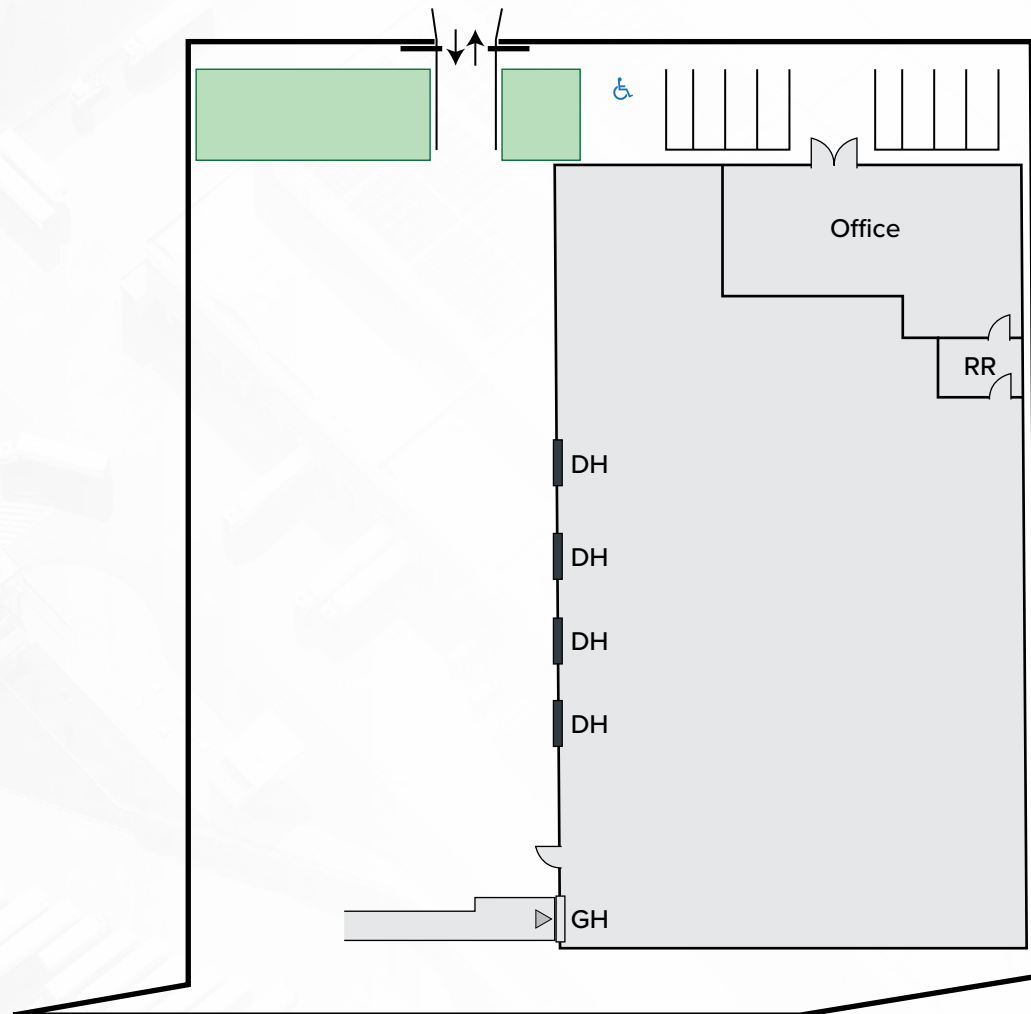


Central
Vernon Location

Available SF	±35,040 SF
Prop Lot Size	±77,833 SF / ±1.79 Ac
Office Size	±3,600 SF
APN	6303-021-003
Zoning	M
Year Built	1949
Construction Type	Tilt-Wall
Yard	Fenced & Paved
Restrooms	3
Clear Height	17'
GL Doors	1
DH Doors	4
Sprinklered	Yes
Power	A: 400 V: 240 Ø: 3 W: 3
Possession Date	Close of Escrow
Vacant	No
Market/Submarket	Commerce/Vernon

PROPERTY INFORMATION

E 46TH ST

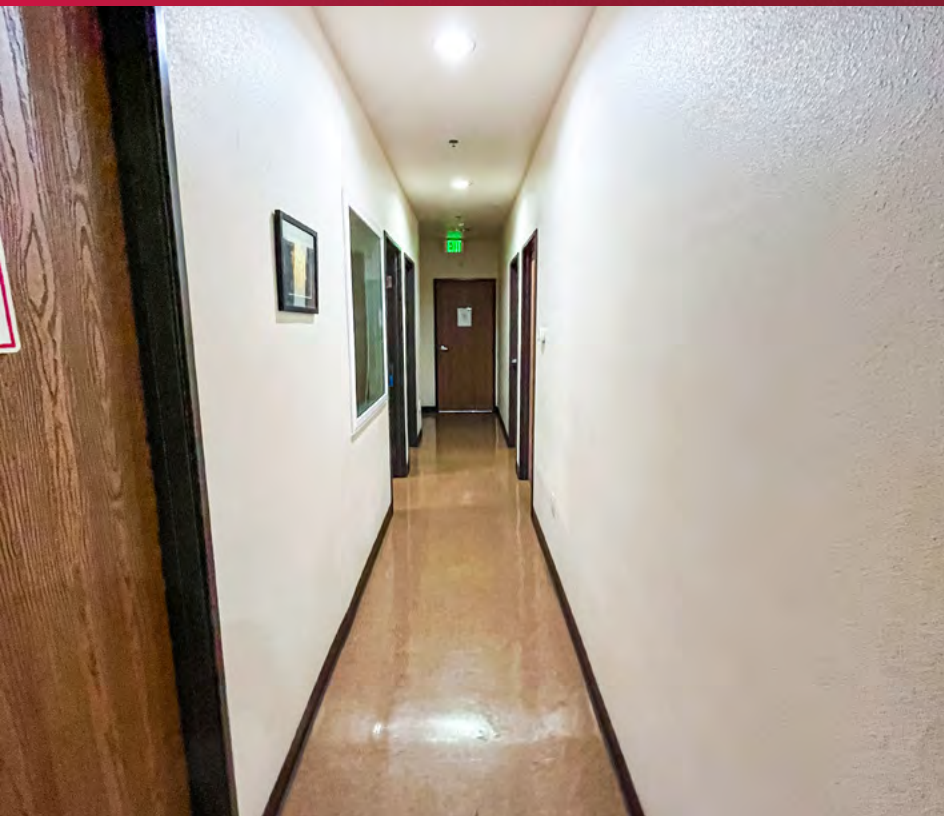


NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

PROPERTY SITE PLAN









5 Freeway
1.76 MILES

710 Freeway
2.25 MILES

Downtown Los Angeles
3.82 MILES

Port of Long Beach
16.69 MILES

Port of Los Angeles
19.63 MILES

Los Angeles Int'l Airport
11.05 MILES

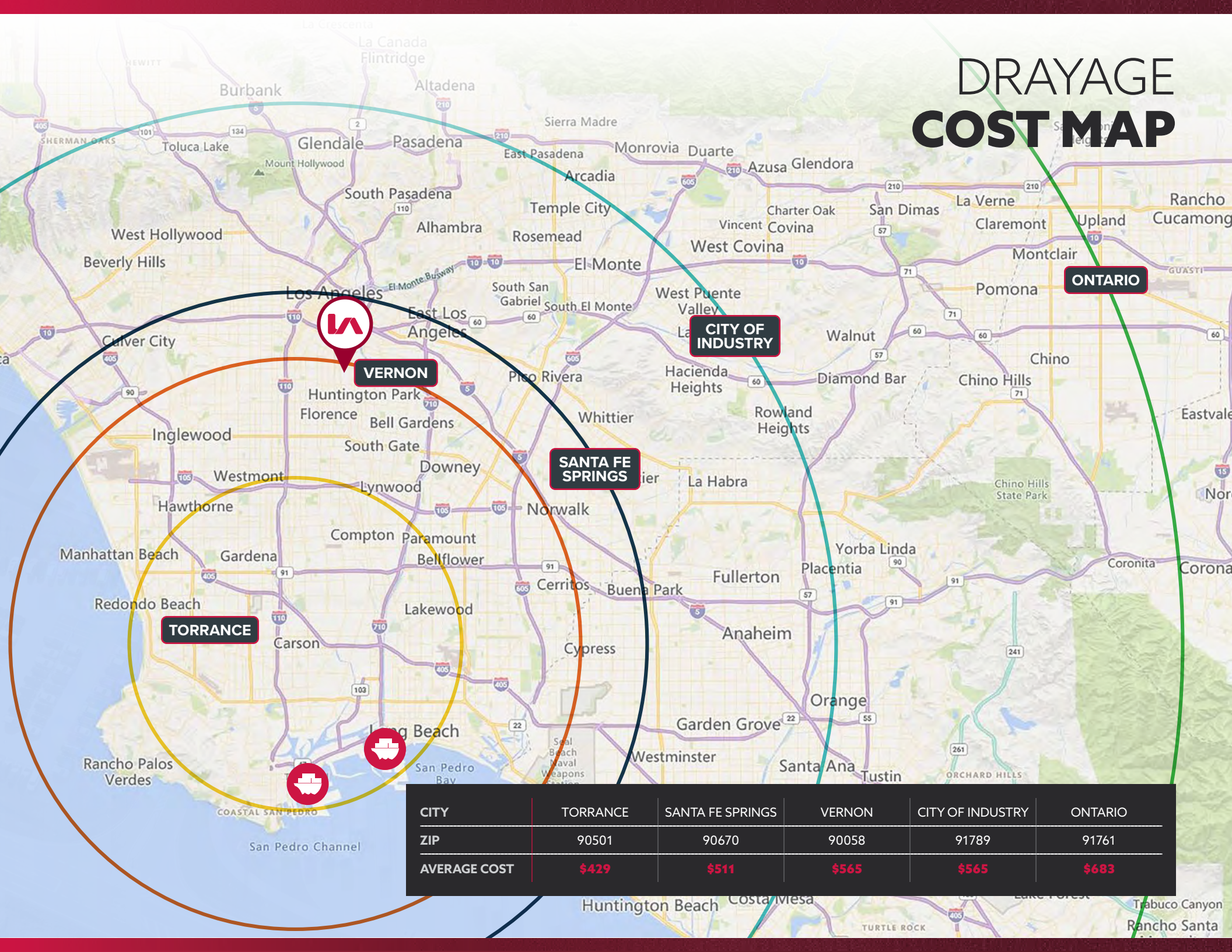
BNSF Railway Hobart Yard
1.20 MILES

City of Industry - Union Pacific Rail Line
18.74 MILES

Ontario Int'l Airport
35.55 MILES

DISTANCE FROM
SUBJECT PROPERTY

DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$429	\$511	\$565	\$565	\$683

For More Information,
Please Contact

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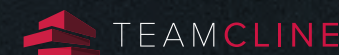
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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.