

# 3000 E 46<sup>TH</sup> STREET

VERNON • CA 90058

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







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  $\pm 1.79$  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

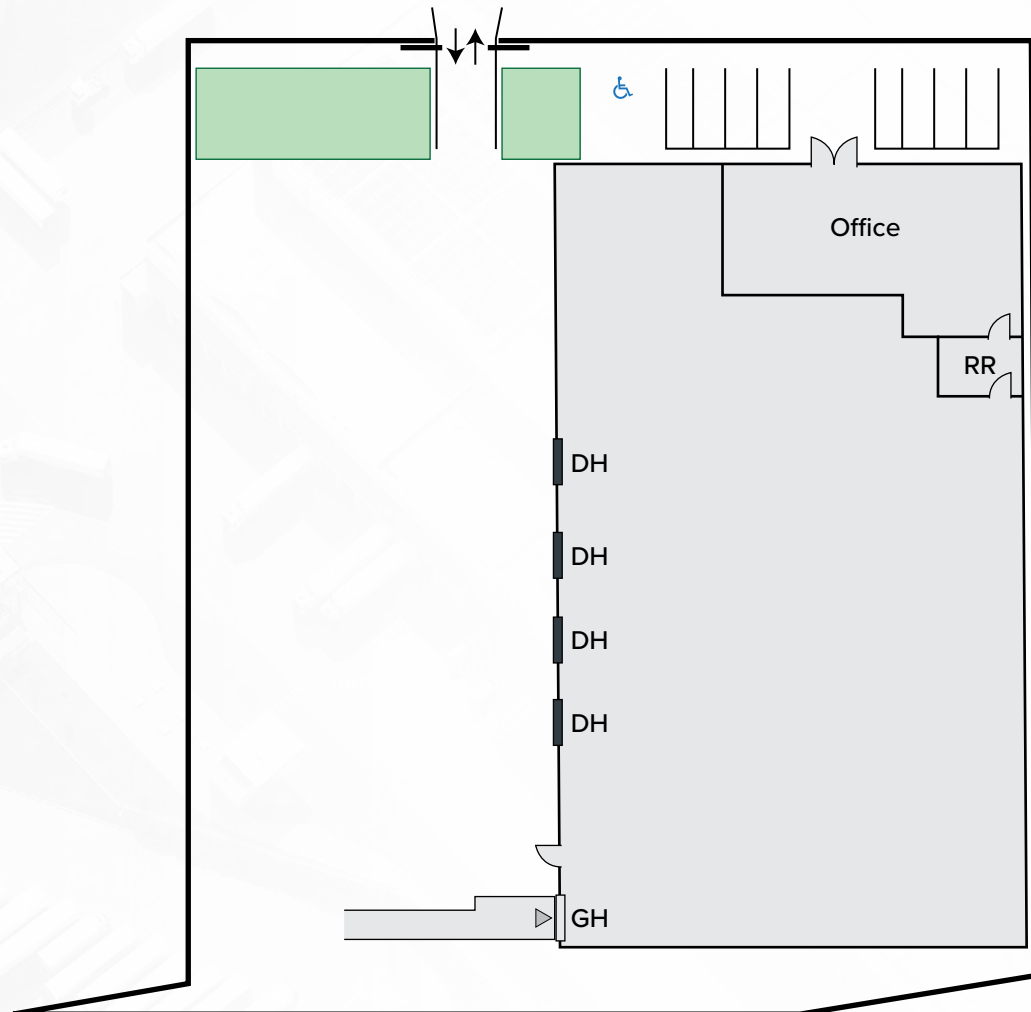
Possession Date Close of Escrow

Vacant No

Market/Submarket Commerce/Vernon

PROPERTY INFORMATION

E 46TH ST



PROPERTY SITE PLAN

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



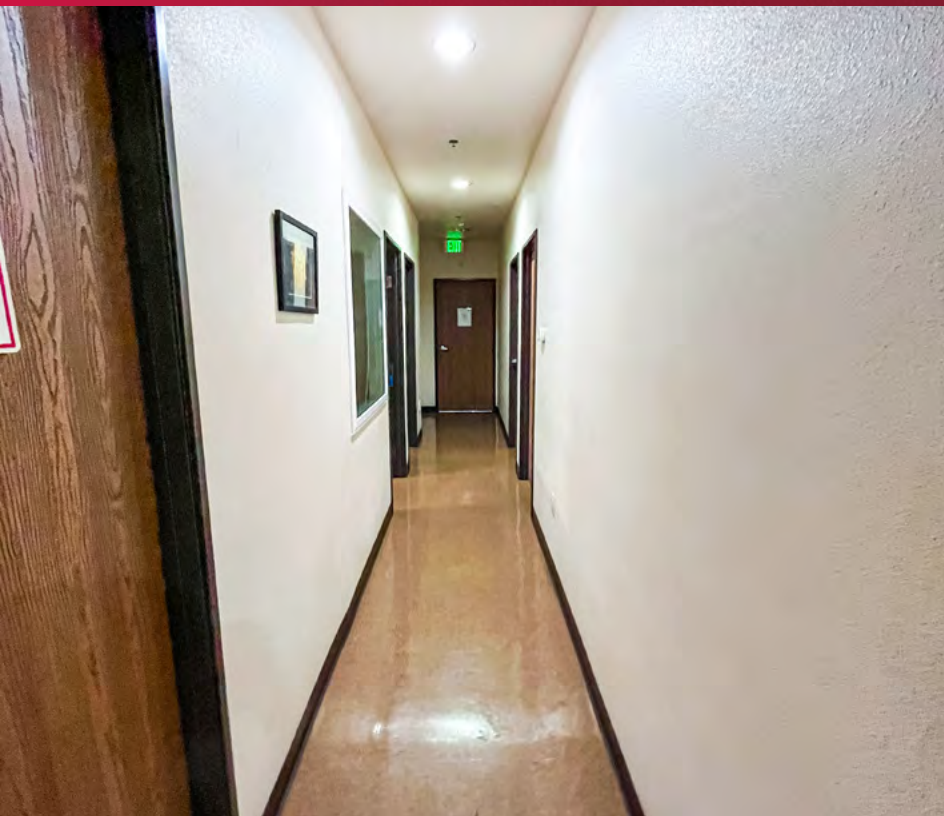
















**5 Freeway**  
**1.76 MILES**

**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**

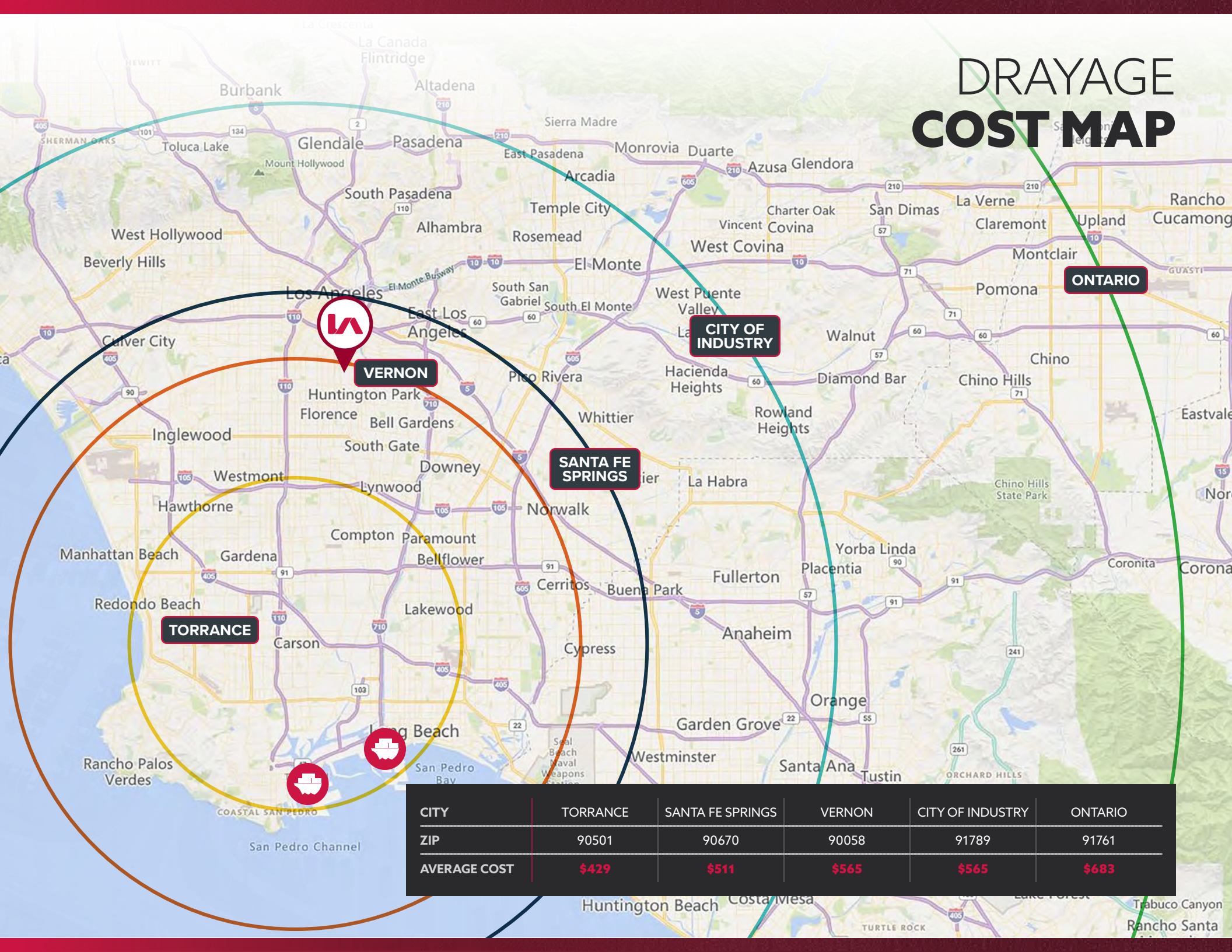
**City of Industry - Union Pacific Rail Line**  
**18.74 MILES**

**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,  
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# 3000 E 46<sup>TH</sup> STREET

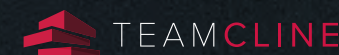
VERNON • CA 90058



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[LEE-ASSOCIATES.COM/DOWNTOWNLA](http://LEE-ASSOCIATES.COM/DOWNTOWNLA)

[TEAM-CLINE.COM](http://TEAM-CLINE.COM)

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.