

UNDERGOING REFURBISHMENT

AVAILABLE
36,000 SF

WAREHOUSE

OR DISTRIBUTION

2140

WesLentEXILES

FOR LEASE

2140 51ST STREET | VERNON | CA

FOR MORE INFORMATION,
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**DAUM**
COMMERCIAL REAL ESTATE SERVICES

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www.daumcommercial.com

FOR LEASE

2140 E 51ST STREET | VERNON | CA

WAREHOUSE

OR DISTRIBUTION

AVAILABLE SF

36,000 SF

LAND AC

1.23 AC

OFFICE SF

1,872 SF (5)

ZONING

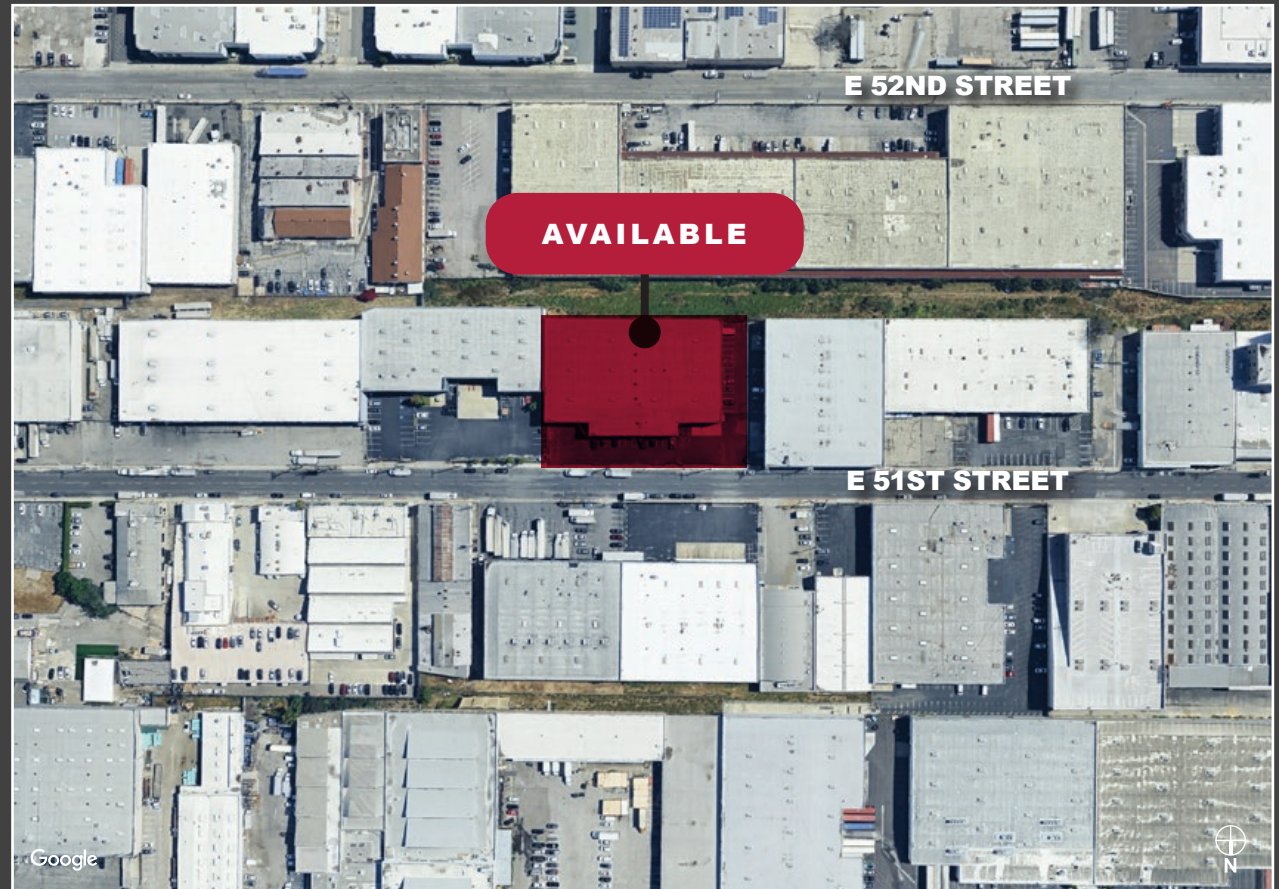
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CLEAR HEIGHT

24'

PROPERTY HIGHLIGHTS

- Prime Vernon Location Between Alameda & Santa Fe
- Perfect For Distribution Business
- Eight (8) Dock High Positions
- Rate of \$1.15/SF/Month - Industrial Gross
- 53,396 SF Lot Size
- 600 Amps, 480V, 3 Phase, 4 W
- Sprinklered
- Available February 1, 2025



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PUBLIC TRANSPORTATION



COMMUTER RAIL

55th & Holmes
3 min | 0.7 mi

Long Beach & 53rd St.
4 min | 1.0 mi



AIRPORT

Los Angeles International Airport
31 min | 15.7 mi

Long Beach-Daugherty Field Airport
36 min | 22.1 mi

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
2020 POPULATION	383,030	1,217,153	3,710,645
2024 POPULATION	332,466	1,112,951	3,525,420
2029 POPULATION PROJECTION	314,483	1,065,663	3,403,796
2020 HOUSEHOLDS	95,926	345,821	1,229,952
2024 HOUSEHOLDS	82,143	318,508	1,173,359
2029 HOUSEHOLD PROJECTION	77,402	305,256	1,133,153
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$2.4B	\$8.9B	\$36B

30 MILES

20 MILES

10 MILES

