

# PRICE REDUCTION OWNERS WANTS NEXT DEAL

**AVAILABLE**  
**±36,000 SF**

**WAREHOUSE**  
OR DISTRIBUTION



## FOR LEASE

**2140 E. 51<sup>ST</sup> STREET | VERNON | CA**

FOR MORE INFORMATION,  
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# WAREHOUSE

OR DISTRIBUTION

## AVAILABLE SF

± 36,000 SF

## LAND AC

± 1.23 AC

## OFFICE SF

± 1,872 SF (5)

## ZONING

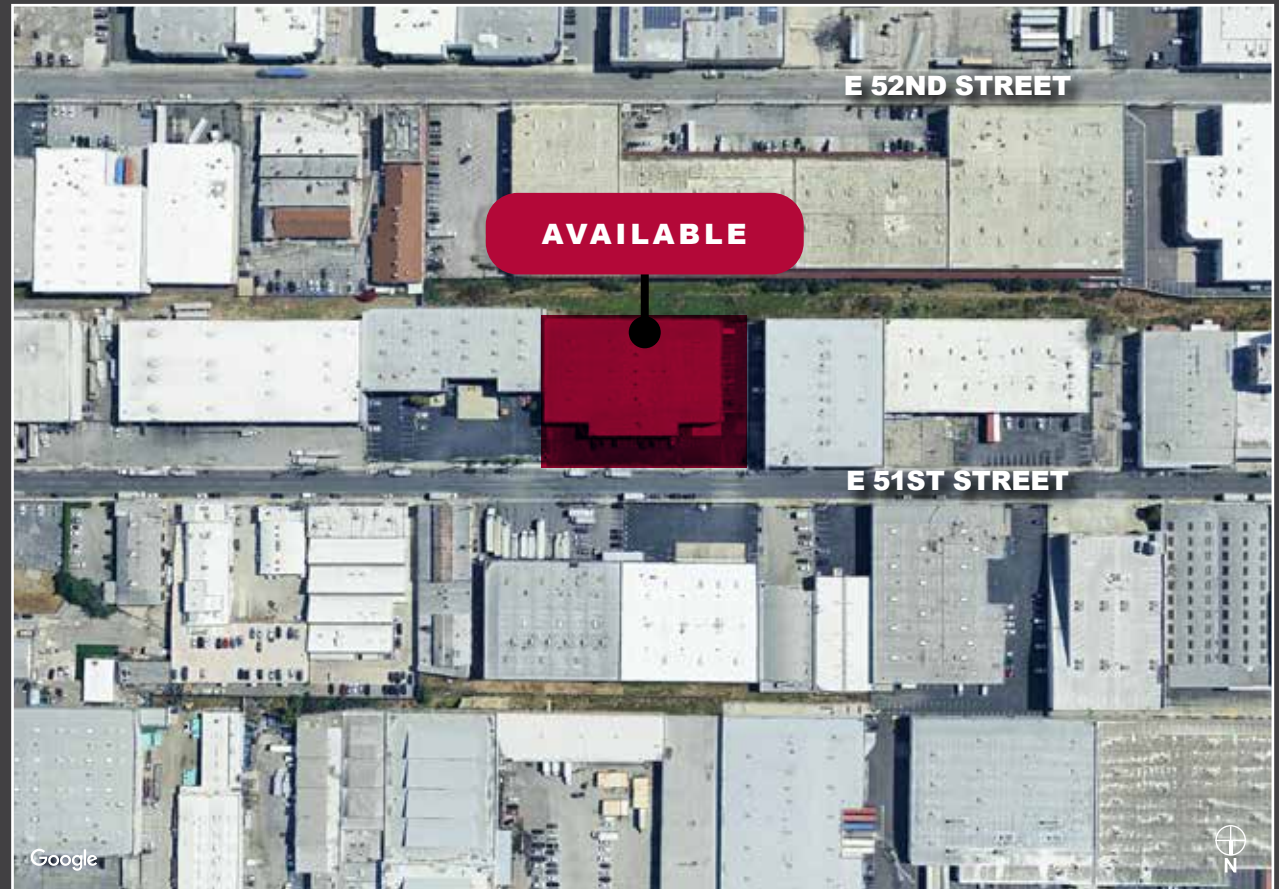
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## CLEAR HEIGHT

24'

## PROPERTY HIGHLIGHTS

- Rate of \$0.99/SF/Month - Industrial Gross
- Available Immediately
- Prime Vernon Location Between Alameda & Santa Fe
- Perfect For Distribution Business
- Eight (8) Dock High Positions
- ± 53,396 SF Lot Size
- 600 Amps, 480V, 3 Phase, 4 Wire
- Sprinklered

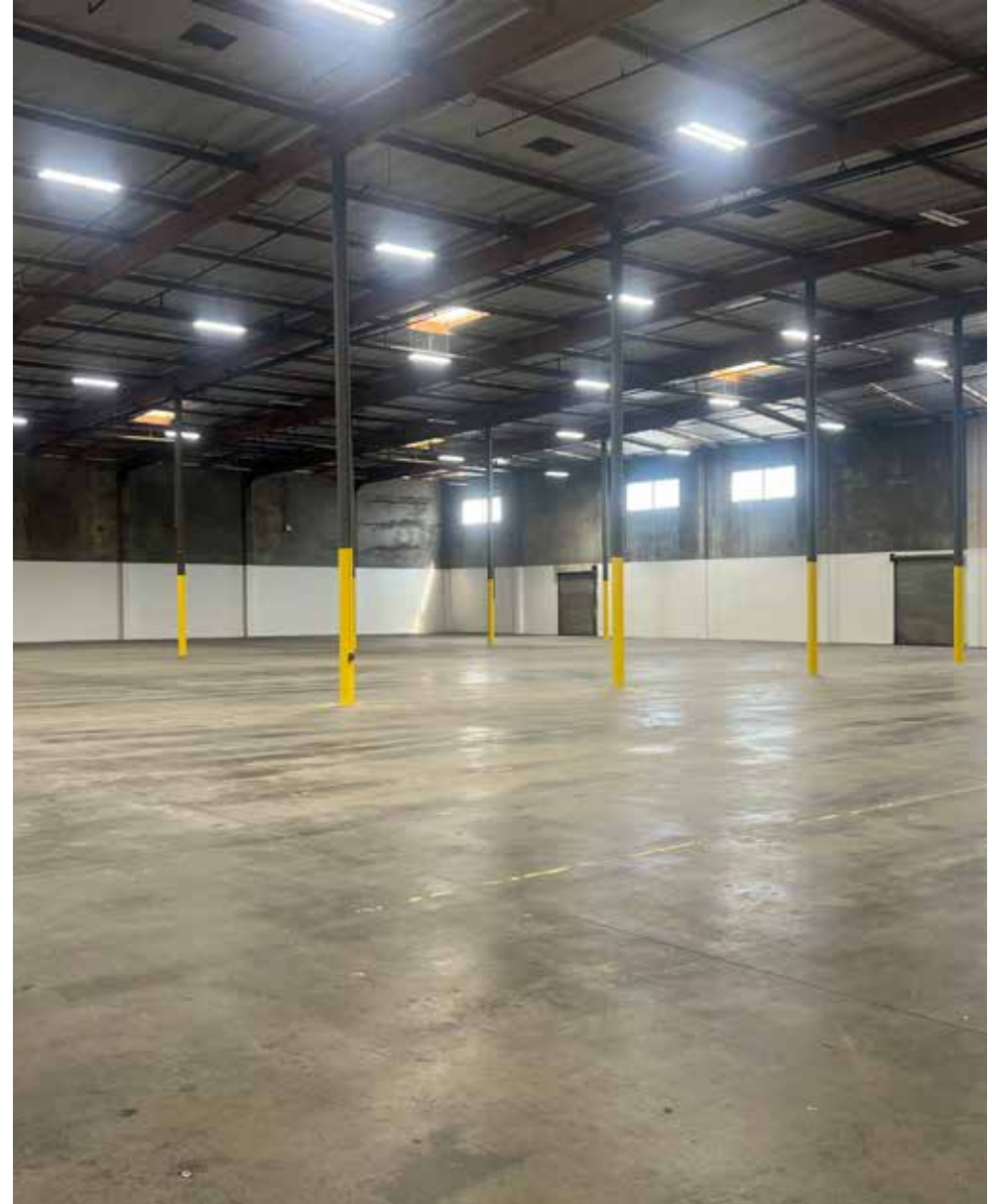


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## PUBLIC TRANSPORTATION



### 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

