

# LEASED INVESTMENT FOR SALE

MANUFACTURING/WAREHOUSE  
± 34,400 SF

# VERNON WAREHOUSE



4770 DISTRICT BLVD. | VERNON | CA

## FOR SALE

FOR MORE INFORMATION,  
PLEASE CONTACT US:

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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

4770 DISTRICT BLVD. | VERNON | CA  
**FOR SALE**

# VERNON WAREHOUSE

**AVAILABLE SF**  
± 34,400 SF

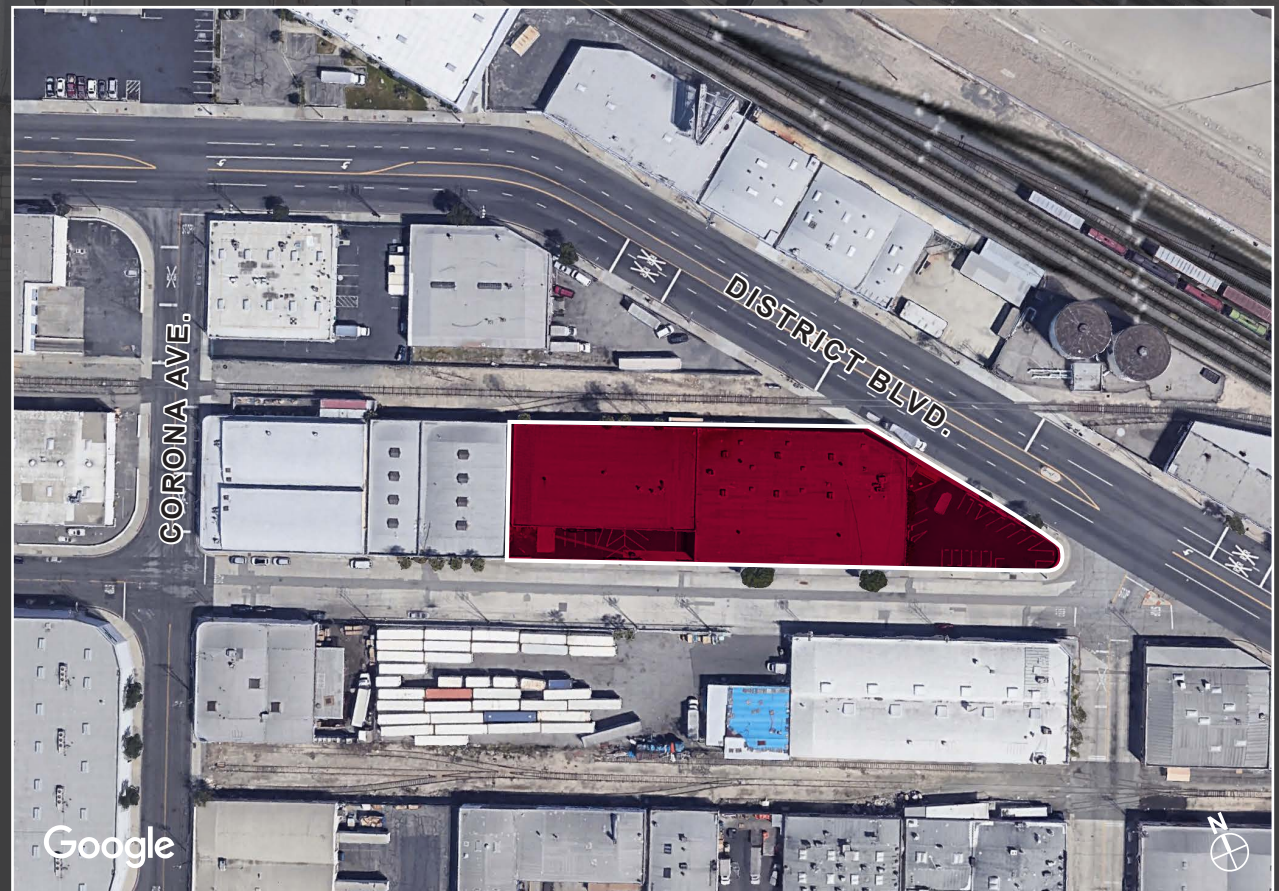
**SALE PRICE**  
\$7,120,000 (\$206.98 / SF)

**HIGHLY VISIBLE  
LOCATION**

**EXCELLENT ACCESS TO  
710, 5, AND 60 FREEWAYS**

## BUILDING FEATURES

- ± 34,400 SF Manufacturing/Warehouse Building
- ± 51,718 SF Lot
- Three (3) Dock High Loading Doors
- Fully Sprinklered
- 16' Clear Height
- 800 Amps, 240 Volts, 3 Phase Power
- Additional power panel: 600 Amps, 120/240 Volts, 3 Phase (Verify)
- Recently Refurbished
- Single-Tenant Lease Through April 30, 2028
- Call Broker for Lease Details



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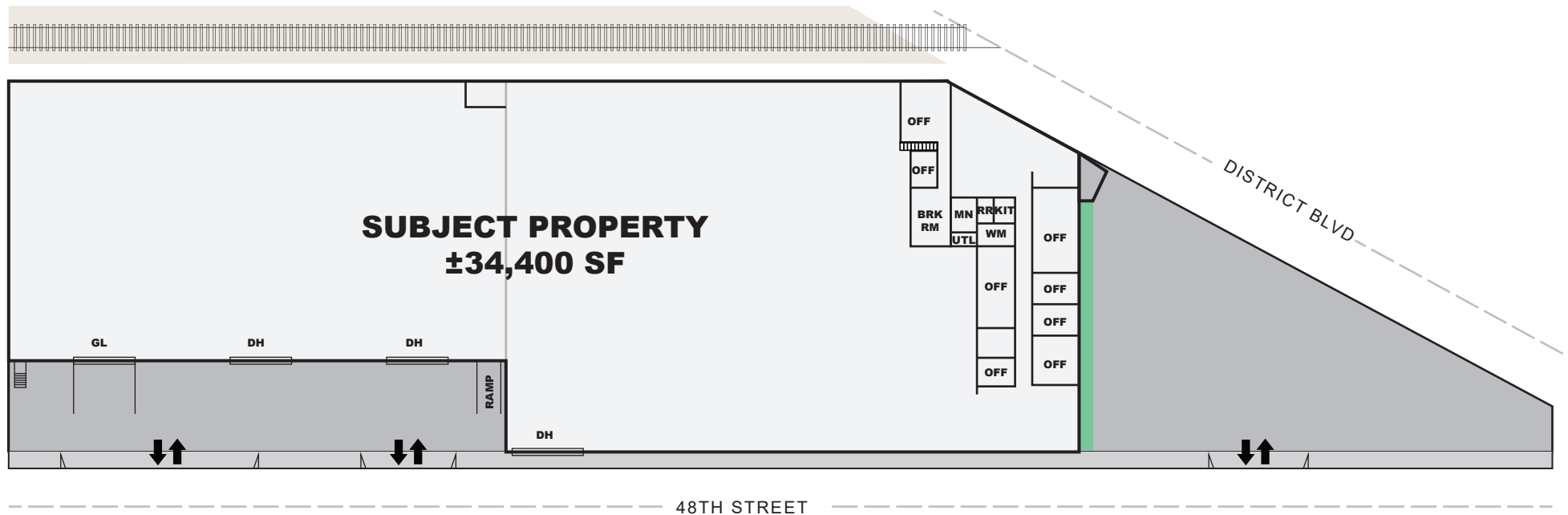
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**FOR SALE**

VERNON  
WAREHOUSE



\*NOT TO SCALE



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# VERNON WAREHOUSE

## PUBLIC TRANSPORTATION



### COMMUTER RAIL

(Orange County, 91 Lines)  
11 min | 4.0 mi

Montebello/Commerce Commuter Rail on I-60  
(Riverside Line)  
12 min | 4.4 mi



### AIRPORT

Long Beach-Daugherty Field Airport  
26 min | 15.7 mi

Los Angeles International Airport  
29 min | 16.5 mi

Bob Hope Airport  
34 min | 21.6 mi

### DEMOGRAPHICS

|                                        | 3 MILES | 5 MILES | 10 MILES  |
|----------------------------------------|---------|---------|-----------|
| 2010 POPULATION                        | 311,849 | 946,206 | 3,544,681 |
| 2022 POPULATION                        | 298,118 | 931,573 | 3,551,343 |
| 2027 POPULATION PROJECTION             | 290,932 | 914,467 | 3,498,016 |
| 2010 HOUSEHOLDS                        | 75,677  | 239,285 | 1,052,543 |
| 2022 HOUSEHOLDS                        | 71,478  | 237,043 | 1,055,899 |
| 2027 HOUSEHOLD PROJECTION              | 69,569  | 232,938 | 1,040,133 |
| TOTAL SPECIFIED CONSUMER SPENDING (\$) | \$2.1B  | \$7.2B  | \$32.6B   |

