

2334-2344 E 38TH STREET

VERNON • CA 90058

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

MAJOR PRICE REDUCTION!
Sale Price: \$3,537,600 (\$220/PSF)

FOR SALE

±16,080 SF OF INDUSTRIAL BUILDINGS
ON ±18,217 SF OF LAND

E 38TH ST



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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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LEE-ASSOCIATES.COM/DOWNTOWNLA | TEAM-CLINE.COM

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PROPERTY HIGHLIGHTS



Clean Manufacturing or
Creative Buildings



Great Access to
Downtown LA



Heavy Distributed
Power



4,754 SF
is Currently Leased



11,326 SF
is Available

2334–2344 E 38th Street offers ±16,080 SF of industrial space on ±18,217 SF of land in the heart of Vernon. The property features heavy distributed power, four ground-level doors, yard/parking, and flexible manufacturing or creative space, with ±11,326 SF available and ±4,754 SF currently leased. Conveniently located near Downtown LA with access to the 10, 5, and 710 Freeways.

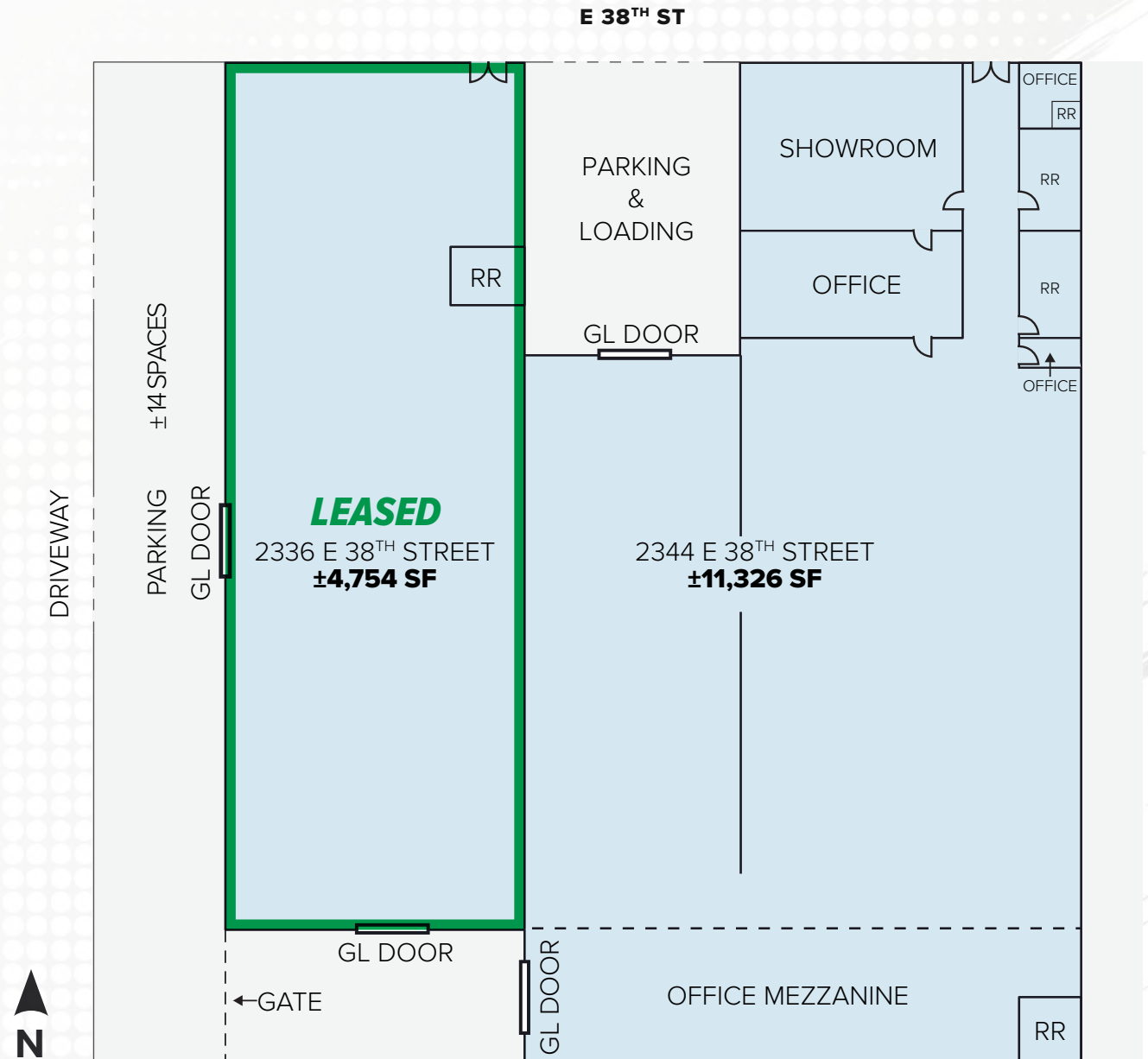
ASKING PRICE

\$3,537,600 (\$220/PSF)

PROPERTY INFORMATION

Available SF	±16,080 SF
Prop Lot Size	±18,217 SF
Office Size	±2,760 SF
APNs	6302-015-009, 010 & 011
Zoning	VEM
Year Built	1939
Construction Type	Concrete
Yard	Yes
Restrooms	7
Clear Height	14'
GL Doors	4 GL
Power	A: 600 V: 480 Ø: 3 W: 4
Possession Date	Close of Escrow
Vacant	No
Market/Submarket	Commerce/Vernon

PROPERTY SITE PLAN



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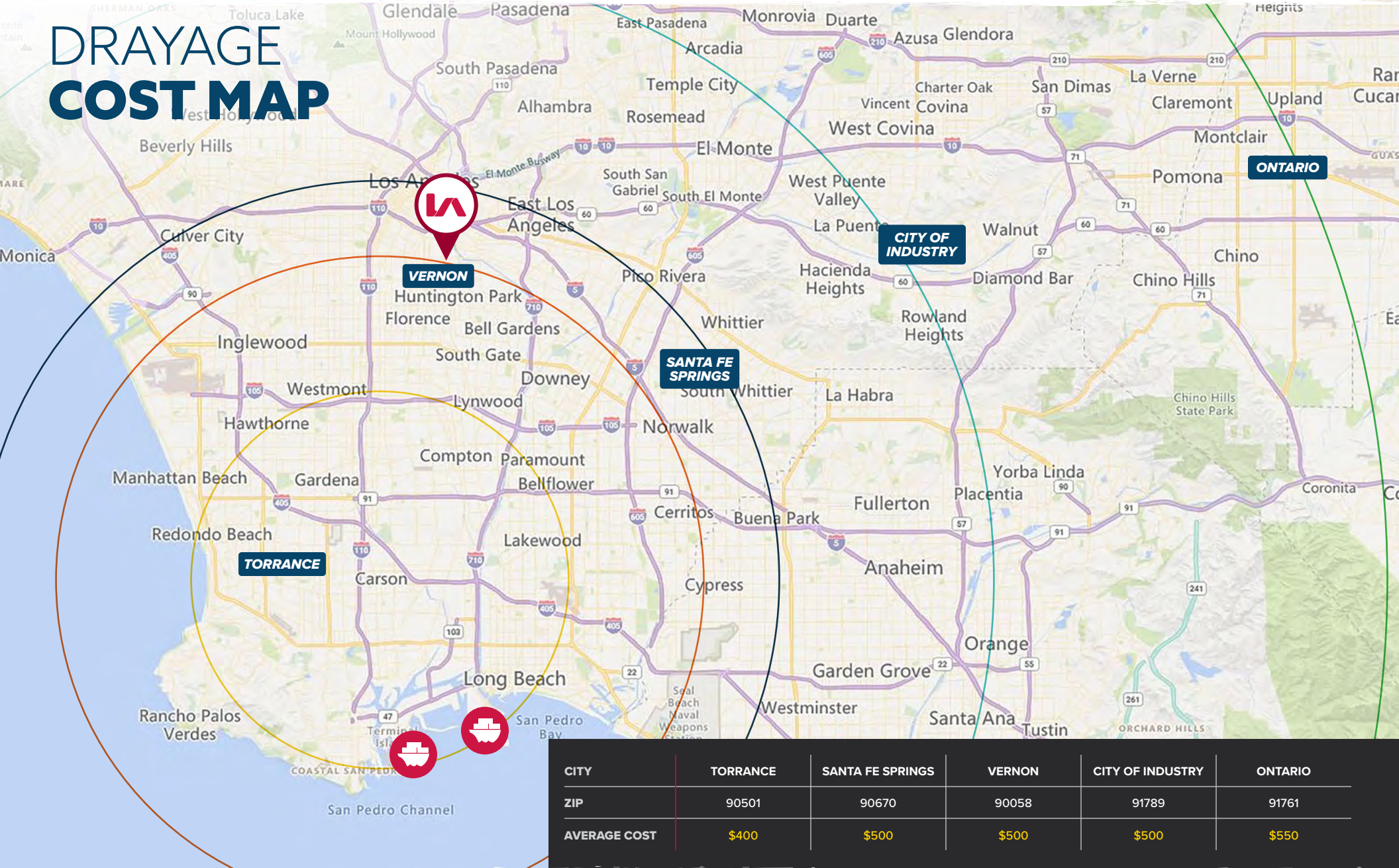




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DRAYAGE COST MAP



For More Information,
Please Contact ►

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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.