



FOR LEASE



**2416 E 24TH ST,
VERNON, CA 90058**

EXECUTIVE SUMMARY

IKON Properties LA is excited to present an exceptional leasing opportunity for a prime 8,000 square-foot property located at **2416 24th St., Los Angeles, California**. This facility is strategically situated at the entry point of Vernon, providing immediate access to the 5 and 10 freeways, ensuring excellent connectivity for logistics and commuting.

Key Features:

- Size: 8,000 square feet of versatile space available for lease
- Clearance: 16 feet and above, accommodating a variety of uses
- Accessibility: External dock high, gated parking, and a convenient ramp for ease of access
- Power: Upgraded power supply to support diverse operational needs
- Flexibility: Built-in cnc wall that can remain or be removed, making it ideal for creative flex space, production studios, or warehouse functions
- Amenities: Multiple bathrooms, including one with a shower, and a kitchenette for added convenience.

Zoning and Potential Uses:

The property is zoned M3, allowing for heavy manufacturing use and supporting a wide range of activities, including:

- Manufacturing of goods and products
- Warehousing and distribution facilities
- Research and development laboratories
- Assembly and production facilities
- Creative flex space for artistic and production endeavors
- Studio facilities for film, photography, or other creative projects
- Heavy equipment repair and maintenance
- Automotive services and repair
- Contractors' yards

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PROPERTY SUMMARY

PROPERTY INFO

Property Type:	Industrial
Year Built:	1947
Parcel Number:	5168-020-006
Building:	8,000 SF
Clearance:	16 ft
Zoning:	LAM3
Asking Price:	\$1.25 MG

All information deemed reliable but not guaranteed. Buyer to verify.





S SANTA FE AVE

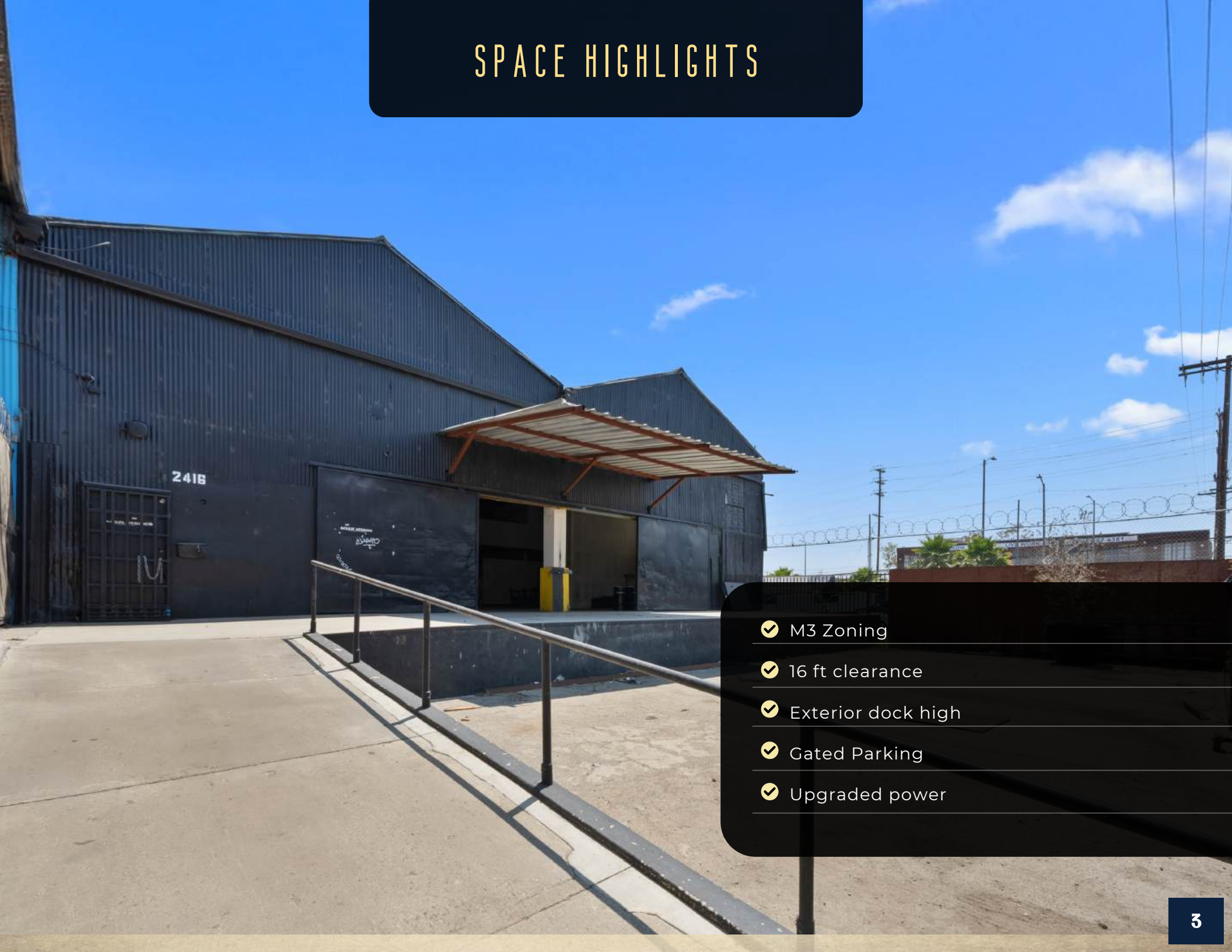
E 24TH ST

E 24TH ST

E 24TH ST

SUBJECT PROPERTY

SPACE HIGHLIGHTS



- ✓ M3 Zoning
- ✓ 16 ft clearance
- ✓ Exterior dock high
- ✓ Gated Parking
- ✓ Upgraded power

LOCATION OVERVIEW

ABOUT VERNON

Vernon, California is an industrial city located just a few miles southeast of downtown Los Angeles. Known as the smallest incorporated city in Los Angeles County by population, Vernon is a hub for manufacturing, food production, and distribution, with more businesses than residents. The city spans just over five square miles and is strategically positioned near major freeways, rail lines, and the ports of Los Angeles and Long Beach, making it a key logistics and warehousing center. With a business-friendly environment and infrastructure tailored to industry, Vernon plays a vital role in Southern California's economy.

WHY CHOOSE VERNON?

One of the biggest advantages is its manufacturing-and-logistics-friendly environment: the city's industrial zoning allows many uses by right, so you avoid time-consuming planning board reviews and CEQA delays—saving up to 6–12 months and hundreds of thousands in costs. Vernon stands out with municipally owned utilities—gas, electric, water, and fiber—offering businesses rates 60–70% below surrounding areas. Add to that streamlined permitting via its “one-stop” counter and professional support, prime proximity to downtown L.A., ports, rail corridors and freeways, plus recognition as “Most Business Friendly City” multiple times—these perks translate to lower upfront risk, faster occupancy, and long-term operational savings



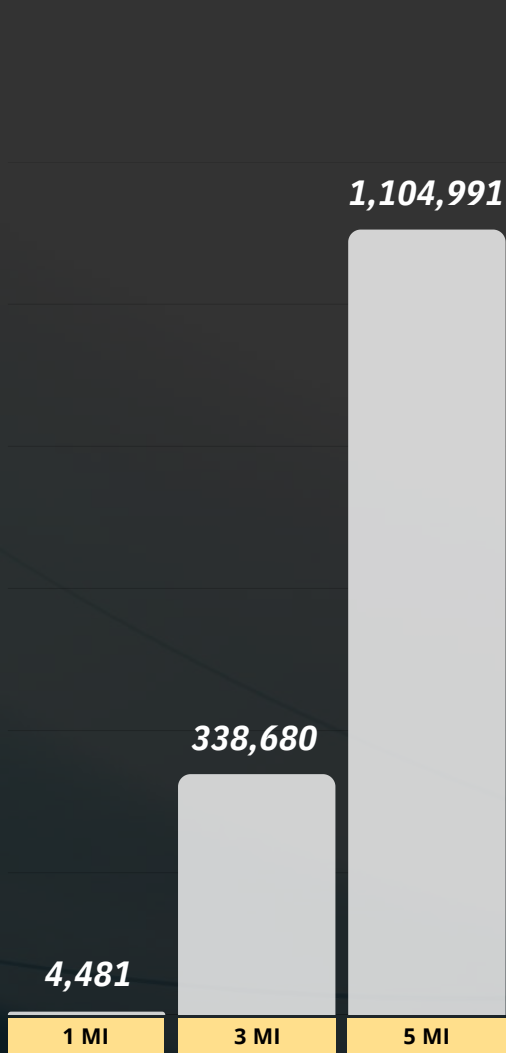
PROPERTY PHOTOS

2416 E 24TH ST, VERNON, CA 90058



DEMOGRAPHICS

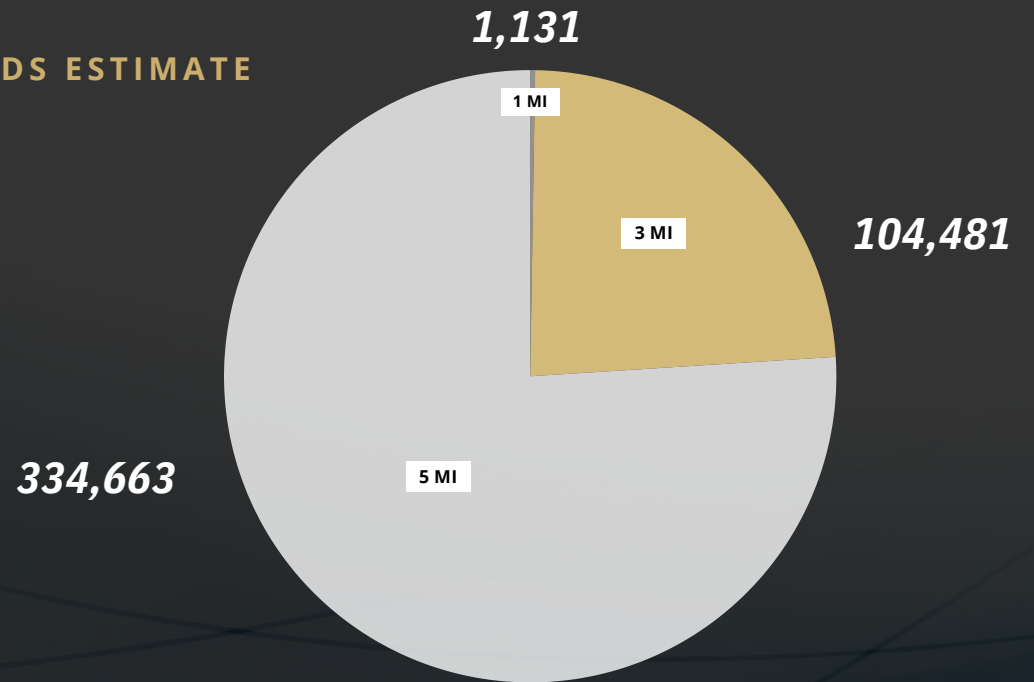
POPULATION



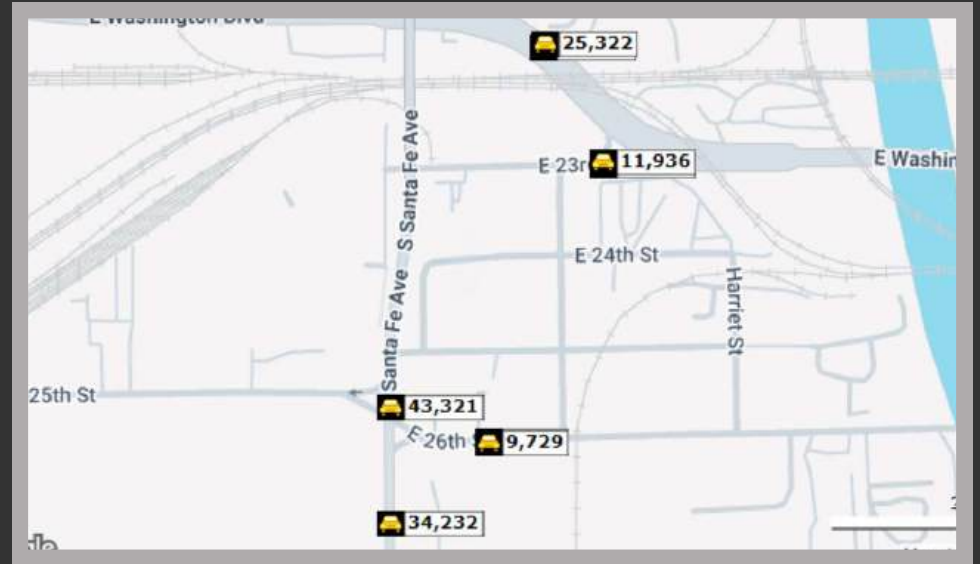
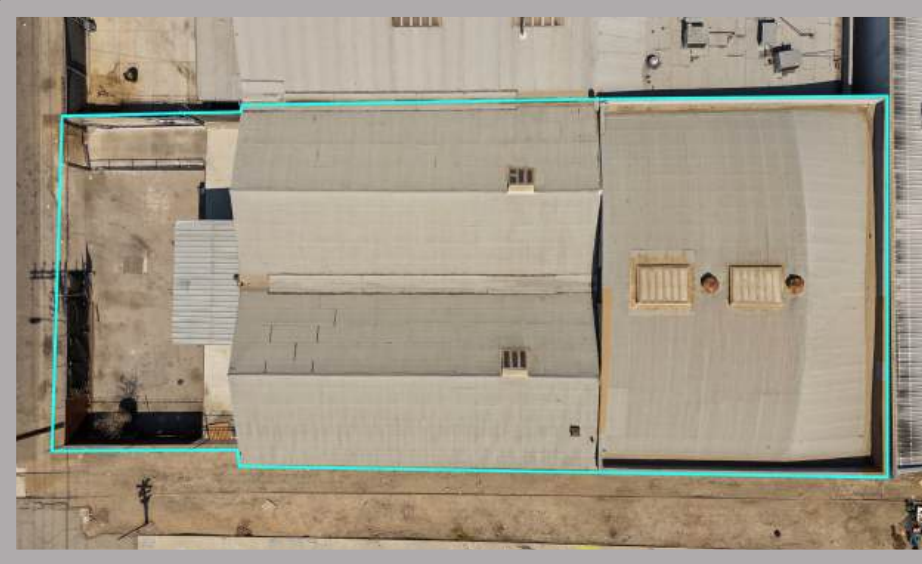
AVERAGE HOUSEHOLD INCOME



HOUSEHOLDS ESTIMATE



TRAFFIC COUNTS



Street	Cross Street		Traffic Volume	Distance from Subject
S Santa Fe Ave	E 26th St	0.01 S	43,488	MPSI .10
S Santa Fe Ave	E 26th St	0.01 S	43,321	MPSI .10
E 26th St	Minerva St	0.06 E	9,621	MPSI .12
E 26th St	Minerva St	0.06 E	9,729	MPSI .12
E 23rd St	Minerva Ave	0.03 W	12,067	MPSI .15
E 23rd St	Minerva Ave	0.03 W	11,936	MPSI .15
S Santa Fe Ave	E 27th St	0.04 S	34,396	MPSI .19
S Santa Fe Ave	E 27th St	0.04 S	34,232	MPSI .19
E Washington Blvd	Butte St	0.03 SE	25,623	MPSI .20
E Washington Blvd	Butte St	0.03 SE	25,322	MPSI .20

EXCLUSIVELY REPRESENTED BY



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