



2453 E 25TH ST, LOS ANGELES, CA 90058

INDUSTRIAL | VERNON SUBMARKET

FOR LEASE

OFFERING MEMORANDUM





SITE DESCRIPTION

IKON Properties LA is proud to present a leasing opportunity at 2453 E 25th Street in Vernon, California. Situated within one of Los Angeles County's most established industrial submarkets, the property benefits from a central infill location surrounded by a strong base of manufacturing, logistics, and service-oriented businesses. The site offers convenient access to major transportation routes, including Interstate 5, Interstate 10, and key freight corridors, providing efficient connectivity throughout the region.

Key Features:

- Size: Approximately ±15,000 square feet of industrial space
- Layout: Functional floor plan suitable for warehouse, distribution, or light manufacturing operations
- Access: Loading access available
- Parking: On-site or nearby parking
- Office: May include office and restroom areas
- Power: Power capacity available

Zoning and Potential Uses:

Located within the City of Vernon, the property is positioned in an industrial zone that typically accommodates a wide range of uses, including:

- Warehousing and distribution
- Manufacturing and assembly operations
- Light industrial or production uses
- Contractor or service-based businesses
- Logistics and storage operations

All prospective tenants are advised to verify zoning regulations, permitted uses, and property specifications with the City of Vernon and appropriate professionals.

With its strategic Vernon location, flexible layout, and access to major transportation infrastructure, 2453 E 25th Street presents an excellent opportunity for tenants seeking efficient and well-located industrial space in the greater Los Angeles market.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.



PROPERTY HIGHLIGHTS

- **±15,000 SF industrial space** located in the highly sought-after Vernon submarket
- **Functional layout** ideal for warehousing, distribution, or light manufacturing uses
- **Loading access** to support efficient operations and logistics flow
- **Strategic infill location** with immediate access to Interstate 5 and Interstate 10
- Surrounded by a **strong base** of established industrial and logistics businesses
- **Flexible industrial zoning** accommodating a wide range of permitted uses

PROPERTY TYPE
Industrial

AVAILABLE SPACE
14,076 SQFT (13,366 Warehouse + 708 Office)



BONUS SQFT
3,341 ft.² of covered exterior space

ASKING PRICE
\$0.95 /sqft

POWER
3 Phase 400 AMP

PARCEL NUMBERS
5168-020-025;5168-020-026

YEAR BUILT
1970

ZONING
LAM3

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FLOOR PLAN

Measurements are deemed highly reliable but not guaranteed.



15' Clear High

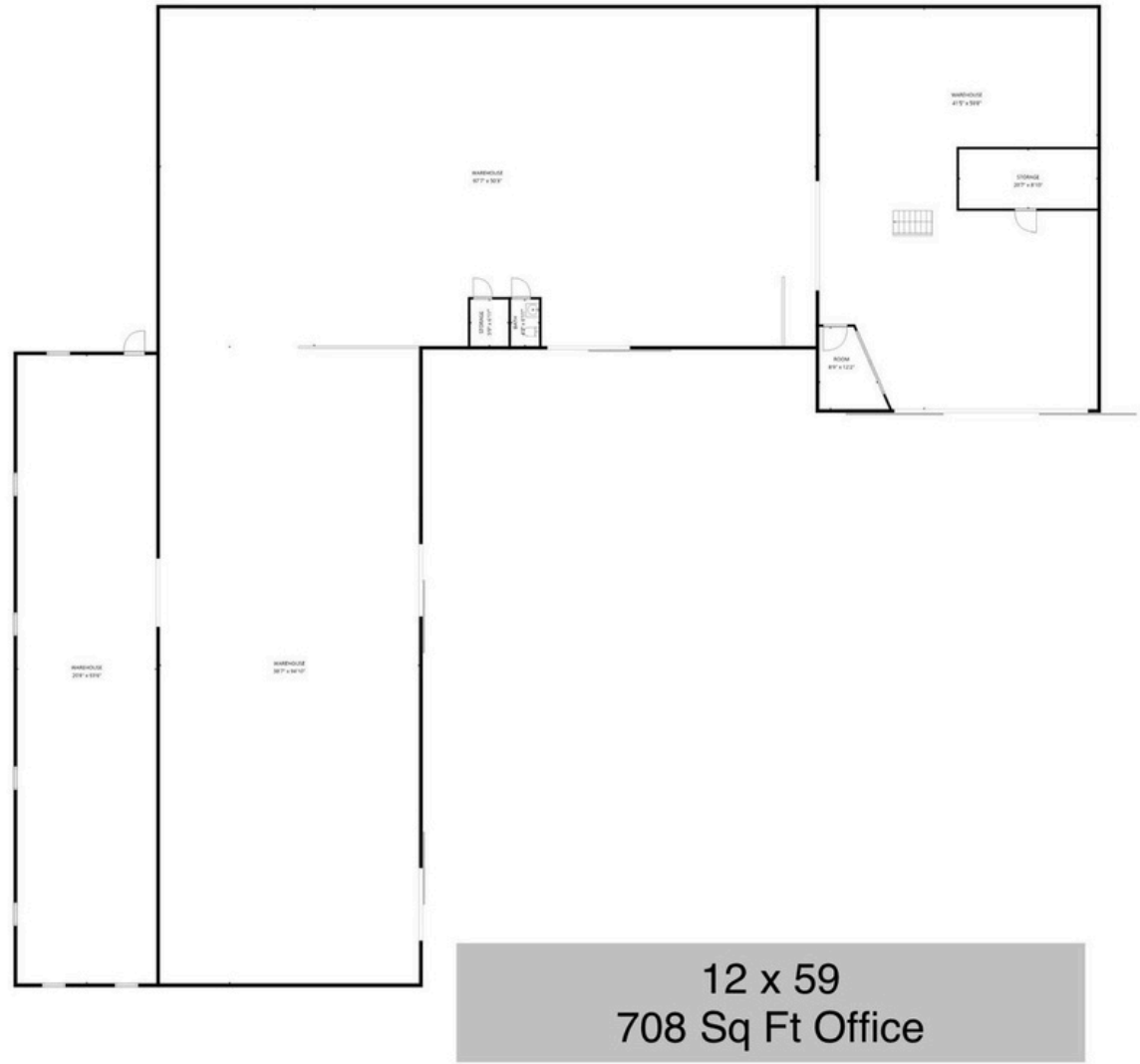


2 Dock Highs



3 Drive Ins

- (12x14)
- (12x12)
- (10x10)



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

○ PROPERTY PHOTOS



PROPERTY PHOTOS



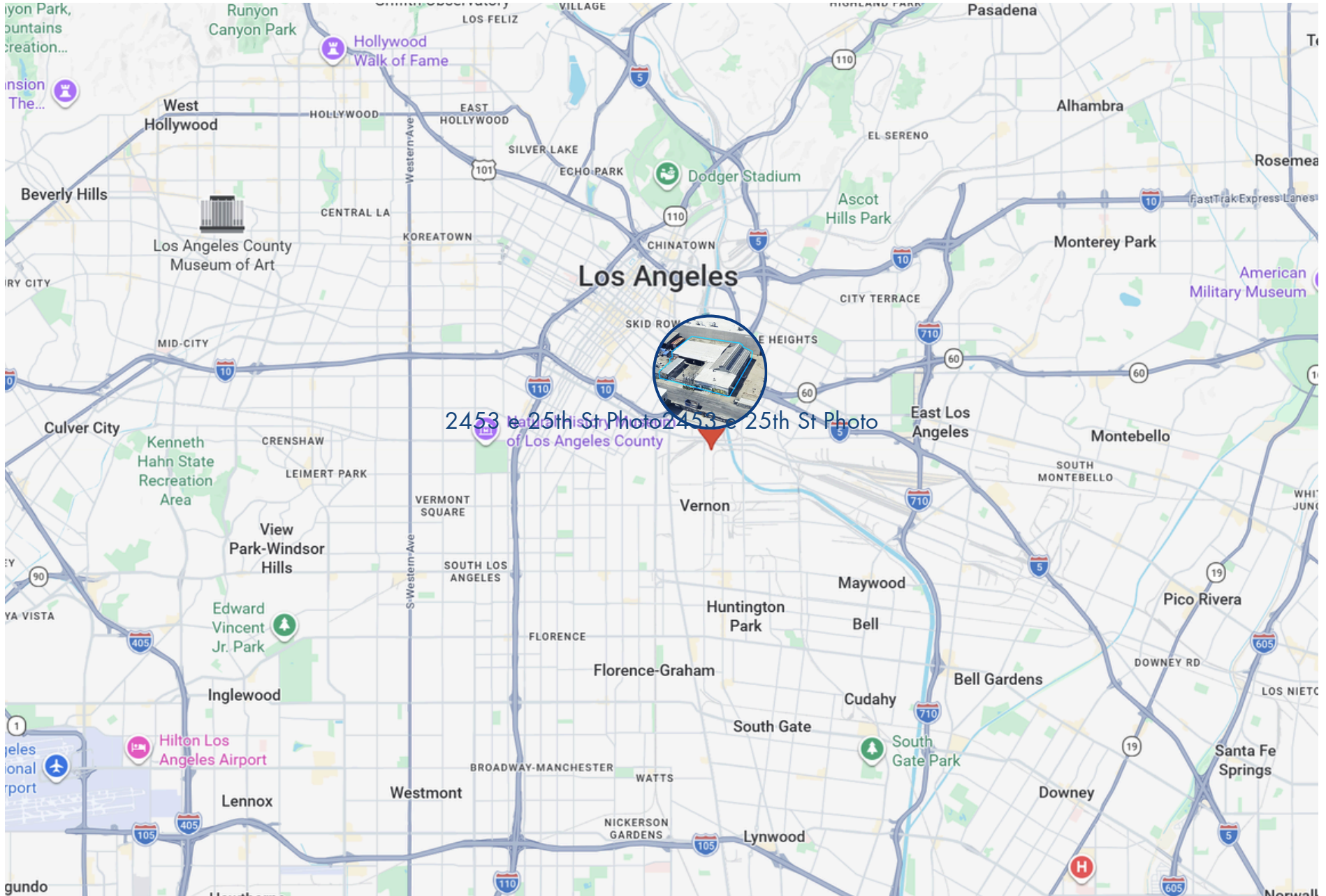
PROPERTY PHOTOS



RETAIL MAP



LOCATION MAP





Category	1 Mile	3 Mile	5 Mile
2025 Total Population	4,312	351,145	1,134,317
2030 Population	4,244	346,123	1,118,643
Pop Growth 2025-2030	-1.58%	-1.43%	-1.38%
Average Age	36.10	36.80	36.90
2025 Total Households	1,082	106,721	341,501
HH Growth 2025-2030	-1.85%	-0.98%	-1.24%
Median Household Income	\$49,374	\$58,714	\$58,934
Avg Household Size	3.50	3.00	3.10
2025 Avg HH Vehicles	2	2	2
Median Home Value	\$640,411	\$703,190	\$713,268
Median Year Built	1961	1960	1965



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