



FOR SALE/LEASE

**±64,600 SF
FREE STANDING
2-STORY WAREHOUSE
FACILITY**

**2209 - 2211
S SANTA FE AVE
VERNON, CA 90058**

PRICING SUMMARY:
SALE PRICE ▶ \$14,535,000
\$225.00 PSF
LEASE RATE ▶ \$0.99 PSF GRS



**FREE STANDING
2-STORY
WAREHOUSE
FACILITY**



**2 FREIGHT
ELEVATORS 7,500 LBS**



**4 DOCK HIGH
POSITIONS
2 GROUND LEVEL
DOORS**



**VERY SECURE
INDUSTRIAL PARK**



**USES INCLUDE:
GARMENT, GENERAL
MERCHANDISE, WHSE &
MFG**



**EXCELLENT LOCATION
ON THE LA-VERNON
BORDER**

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PROPERTY PHOTOS



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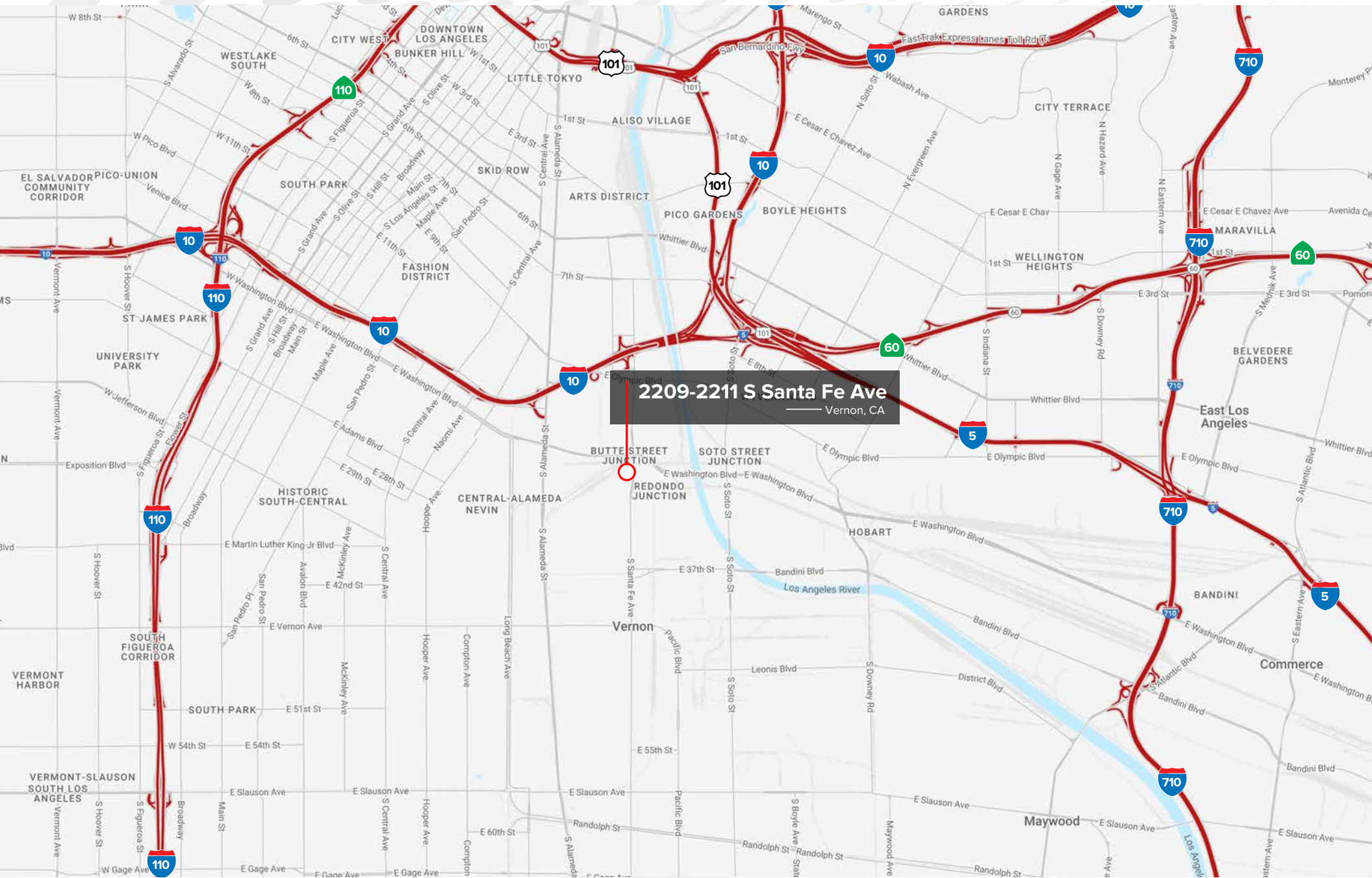
PROPERTY PHOTOS



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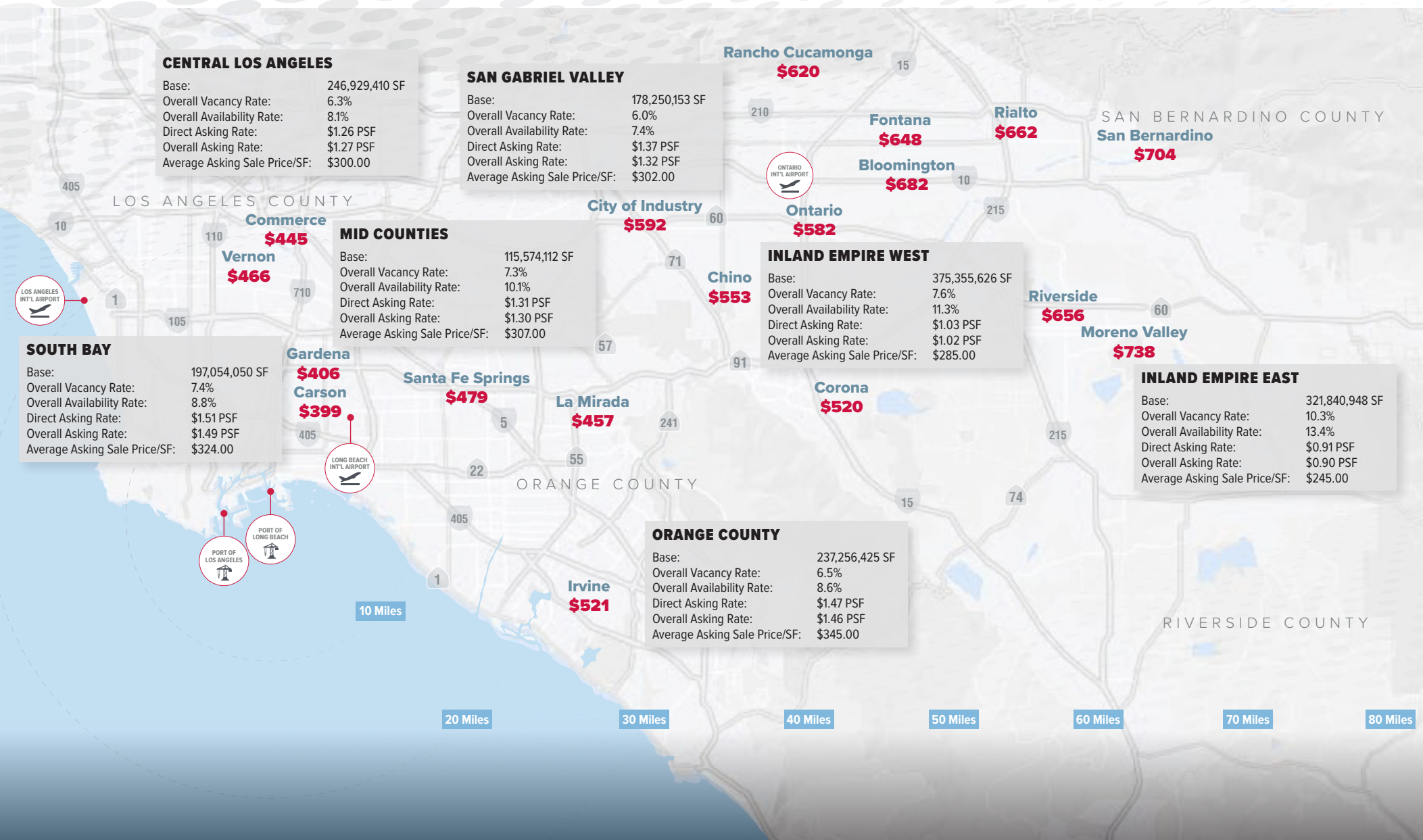
LOCATION MAP



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Q1 2026 | LA BASIN MARKET SUMMARY & DRAYAGE MAP



PREPARED BY:
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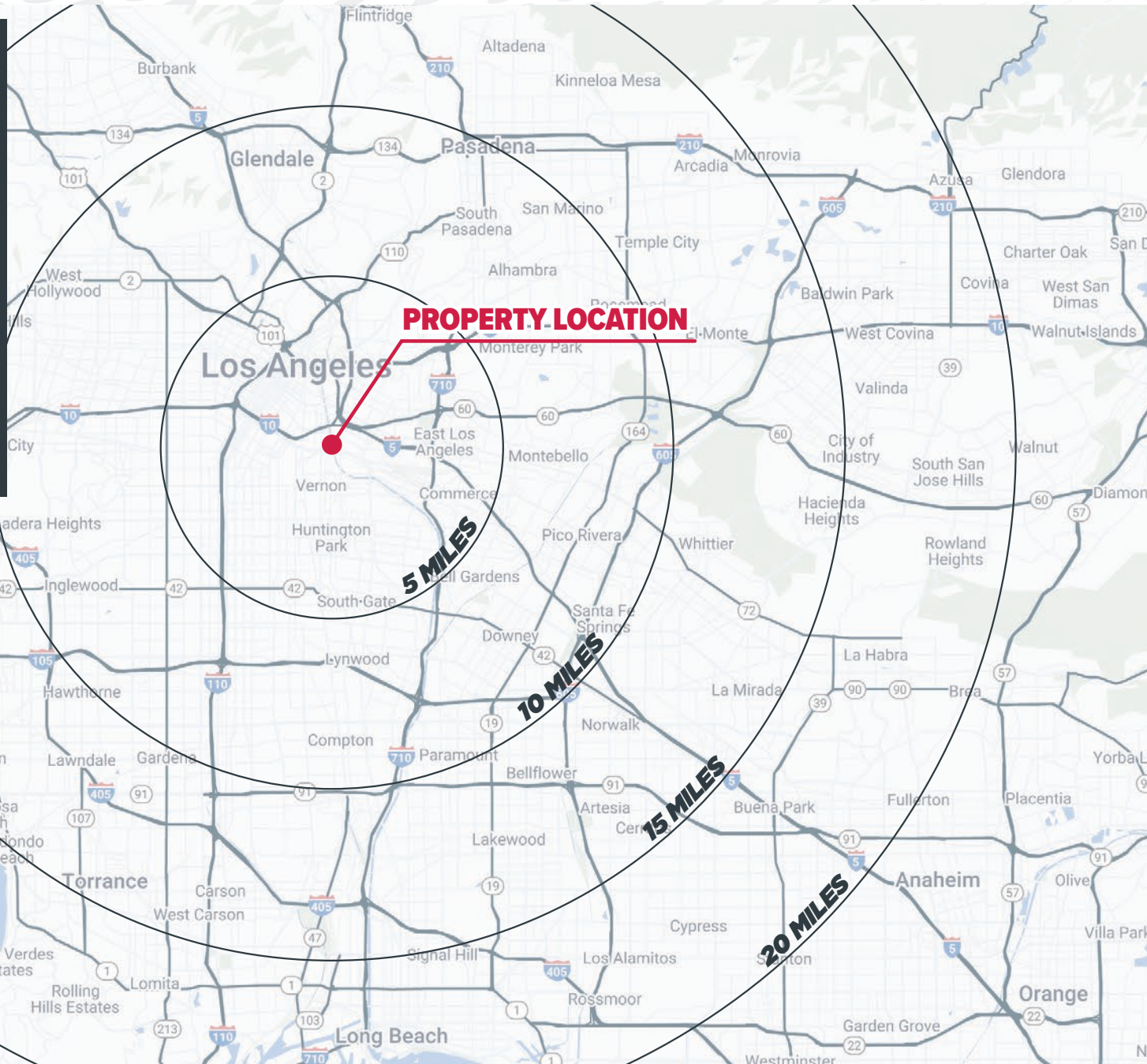
Sources: LAC-I Research, CoStar, Drayage Directory
Drayage Rates reflect base and fuel costs only
Based on a survey and sale comps of industrial properties 5,000 SF+

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DEMOGRAPHIC MAP

	POPULATION			
5 Miles	10 Miles	15 Miles	20 Miles	
1,073,668	3,569,738	6,165,840	8,242,938	
	AVERAGE HH INCOME			
5 Miles	10 Miles	15 Miles	20 Miles	
\$86,926	\$109,367	\$133,930	\$137,703	
	EMPLOYEES			
5 Miles	10 Miles	15 Miles	20 Miles	
517,098	1,294,977	2,699,988	3,533,32	



DRIVING DISTANCE FROM PROPERTY

 DTLA
5 Miles

 LAX
17 Miles

 LA & LB PORTS
24 Miles