

Charter Street

Exchange Avenue

Maywood Avenue

1 DH

20 DH + 1 GL Ramp

1 GL

18 DH

3 GL

4 DH + 1 GL Ramp

125'



## For Sale or Lease

4520 S Maywood Avenue  
Vernon, CA

**±43,165 SF on ±1.863 Acres | Cross-Dock**

**43 Dock-High Positions (36 EOD Levelers) & 6 Grade-Level Doors**

# Property Overview

## 4520 S Maywood Ave., Vernon

### Property Details

**Building Area:** +/-43,165 SF

- 1st Story: +/-25,004 SF
- 2nd Story Office: +/-2,200 SF
- 3rd Story: +/-7,874 SF
- Basement: +/-8,087 SF

**Lot Size:** +/-1.86 Acres (81,161 SF)

**Loading:** 43 DH Positions (36 EOD Levelers) + 6 GL Doors (2 Ramps)

- South Yard: 22 DH + 4 GL
- North Yard: 21 DH + 2 GL

**Ceiling Clearance:** 12' - 20'

**Sprinklers:** .21 gpm / 1,500 SF

**Office:** +/-2,200 SF Second-Story

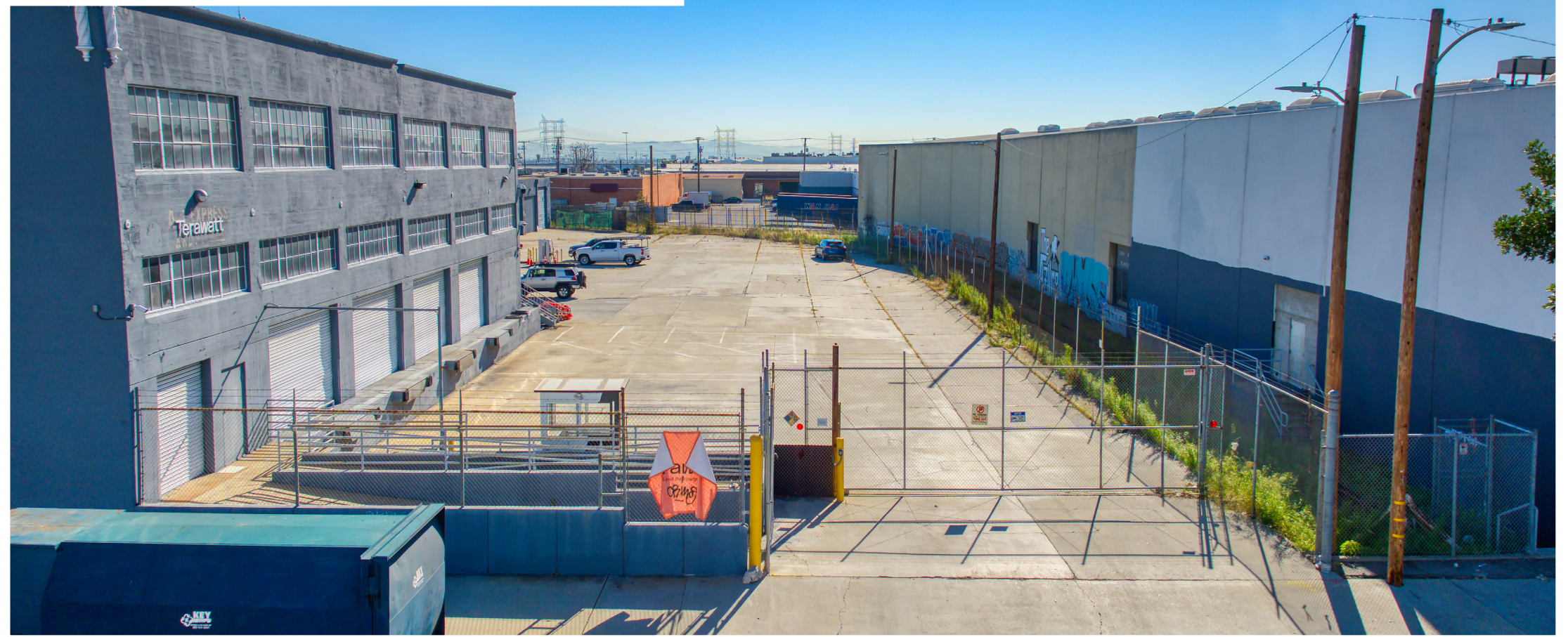
**APN:** 6304-022-049

**Zone:** VEM

**Power:** 400 Amps, 240 V (Verify)

**South Truck Court:** 125'  
**North Truck Court:** 52' (Expandable via Swing Gate)

South Yard Entrance From Maywood Ave - Automatic Gate

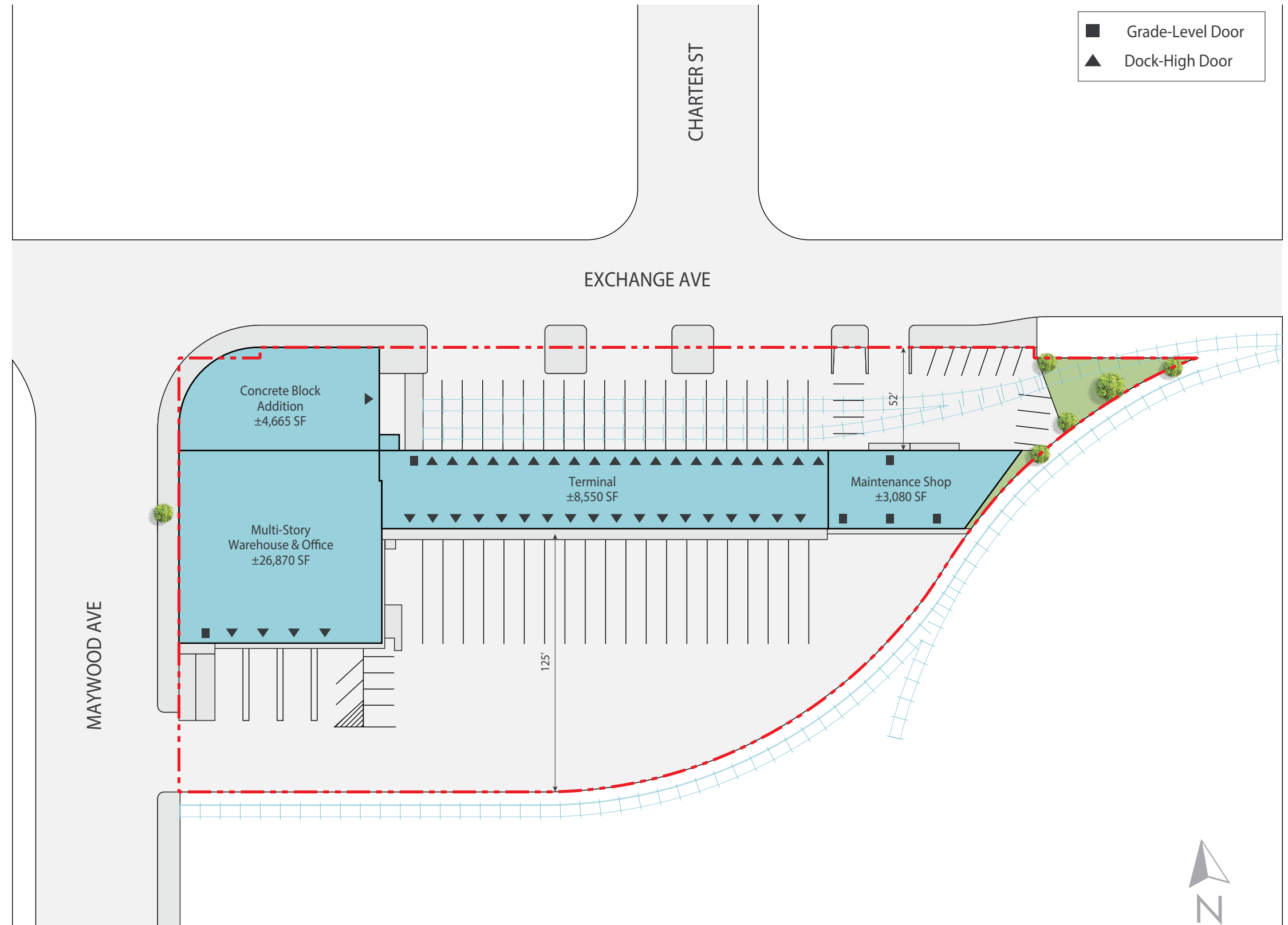


View of North Yard



# Site Plan

	SF	Loading	Clear Height
Multi-Story Warehouse and Office:	±26,870 SF	4 DH, 1 GL	9' - 14'
Terminal:	±8,550 SF	38 DH, 1 GL	14'
Concrete Block Addition:	±4,665 SF	1 DH	20'
Maintenance Shop:	±3,080 SF	4 GL	19'
<b>Total:</b>	<b>±43,165 SF</b>		



# Interior Photos



**Second-Story Office**



**Third-Story Warehouse (12' Clear)**



**Interior of Cross-Dock (14' Clear)**



**Concrete Block Addition (20' Clear)**

# Vernon Market

## Vernon Industrial Market Overview

The City of Vernon is located approximately three miles south of Downtown Los Angeles and has long been home to many Fortune 500 Corporations and major warehouse/distribution companies. The region's proven leasing record and diversified tenant base have resulted in long-term institutional investor confidence in a variety of property types - ranging from single tenant distribution buildings to multi-tenant industrial parks. Some of the institutional owner/developers in the Vernon market include Prologis, LBA, Centerpoint, Clarion, Deutsche, TA Associates, MetLife and Rexford Industrial.

The City of Vernon is one of the largest manufacturing and warehousing districts in Southern California. With proximity to Downtown Los Angeles and the Westside, where most of the owners reside, Vernon continues to be one of the most desirable industrial markets. It hosts a variety of industries including food processing, cold storage, general merchandise, garment warehousing and manufacturing, 3rd party warehousing and logistics and a variety of other uses. Tenants benefit from the City of Vernon Light and Power Department. Compared to neighboring utility providers, the City of Vernon offers electricity and gas service at a savings for tenants.



## Vernon Highlights



Exclusively industrial since the city was founded in 1905



Attractive existing labor force of over 50,000



1,800 businesses include food processors, fashion apparel manufacturers, furniture manufacturers, electronics manufacturers, paper products producers and business logistics companies



Reliable and low-cost utility services

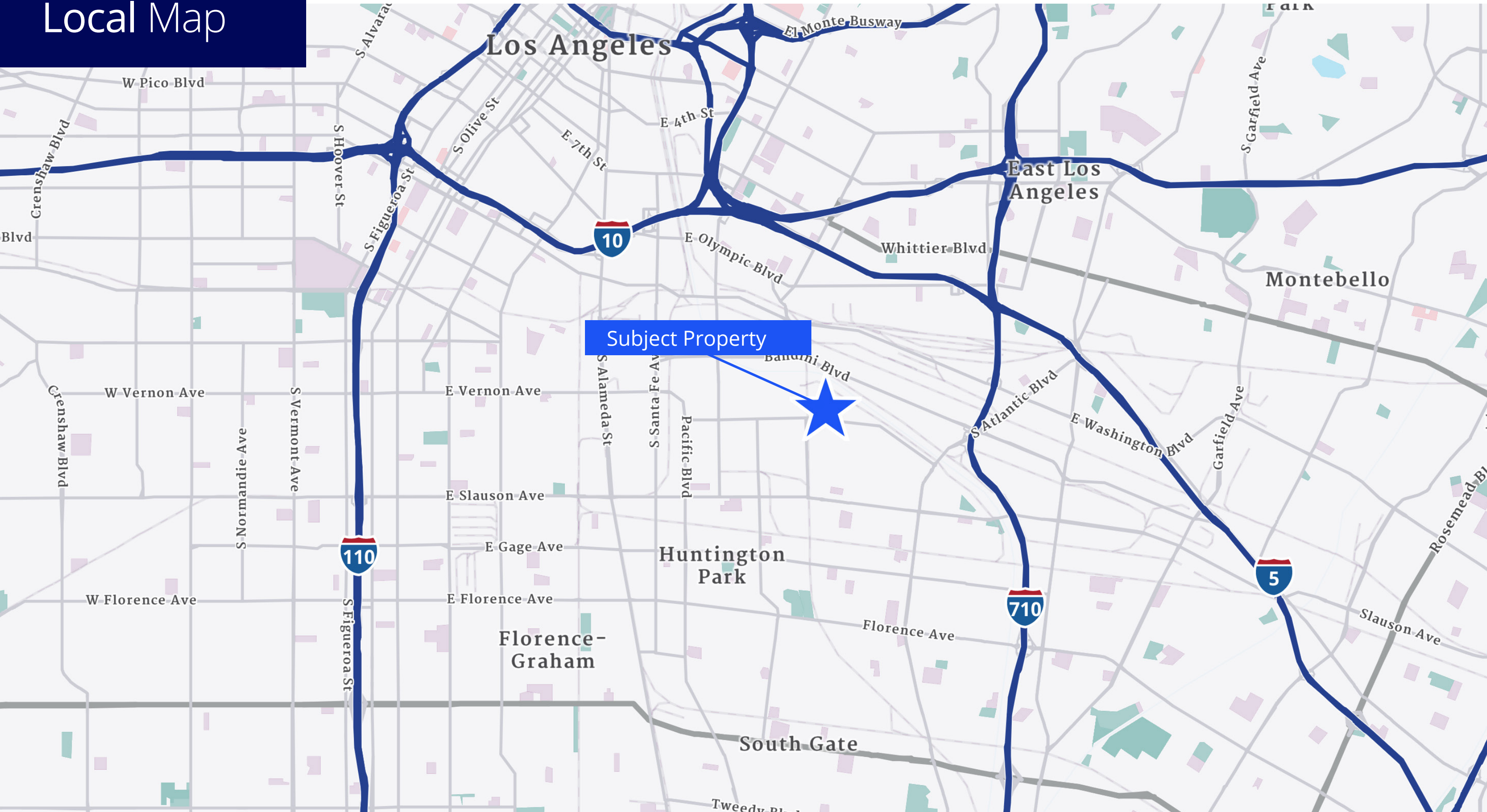
- 70-year history of providing uninterrupted power at competitive rates
- Low water rates to serve a customer base that uses a high volume of water
- Over 44 miles of six-inch gas pipes and seven-miles of natural gas transmission pipes
- 35 miles of fiber optic cable spanning five-square miles, offering businesses 'dark fiber' and 'lit fiber' data services
- Focused on providing new high-speed methods to virtually connect customers' buildings and offices to the Internet at lower costs



Intermodal Access: Three BNSF intermodal yards and one UP yard are located in Vernon or are Vernon adjacent.



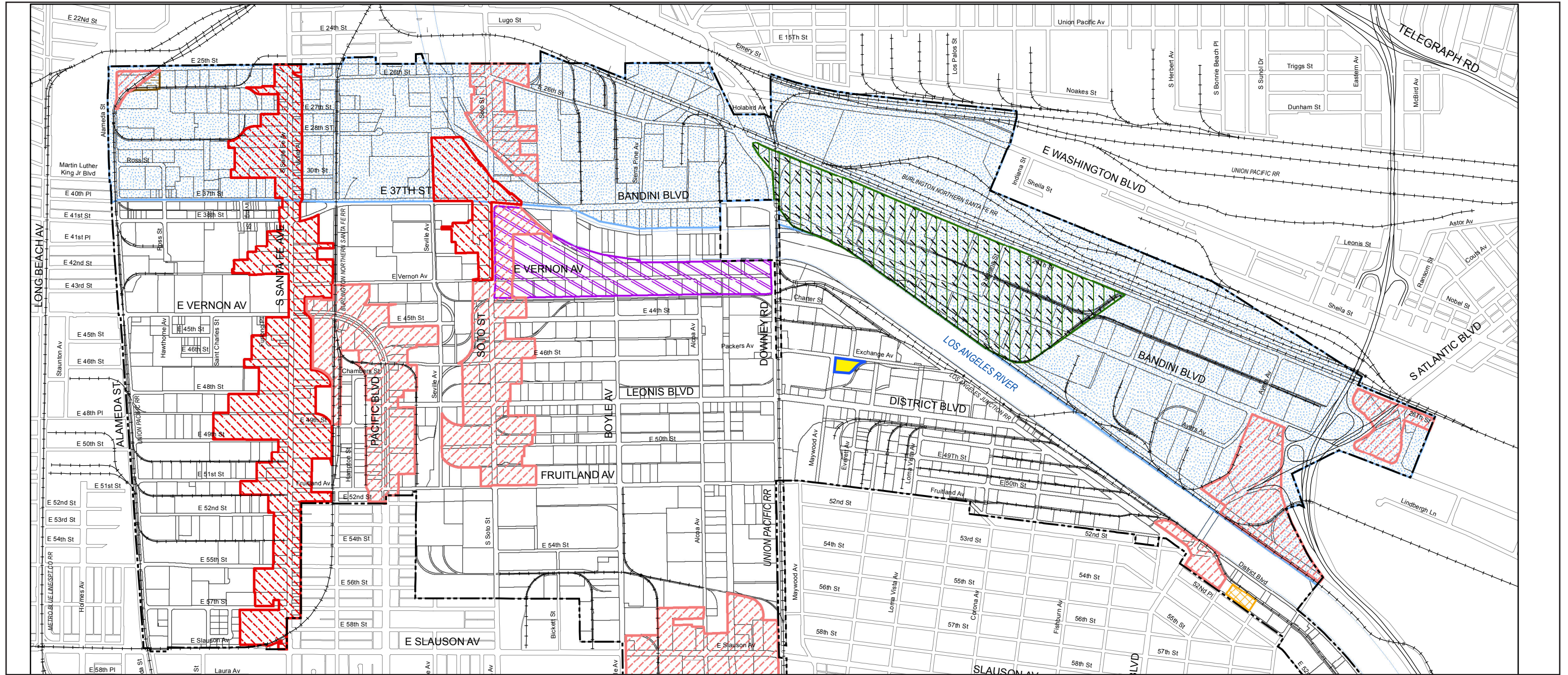
# Local Map



# Demographic Map














# Vernon Zoning Map



 **Subject Property**

**Zone**  
 Industrial

- Overlay Zones**
-  Housing
  -  Emergency Shelter
  -  Commercial-1
  -  Commercial-2
  -  Rendering
  -  Slaughtering
  -  Truck and Freight Terminal

- Base Map**
-  Vernon City Boundary
  -  Vernon Sphere of Influence
  -  Freeway
  -  Railroad

DTLA



4520 S Maywood Avenue  
Vernon, CA

**Connor McRae**

Vice President

License No. 02048076

323 278 3112

connor.mcrae@colliers.com

**Scott Stone**

Associate

License No. 02182591

213 532 3215

scott.stone@colliers.com

**Scott A. Heaton, SIOR**

Senior Executive Vice President

License No. 00757159

323 278 3110

scott.heaton@colliers.com

**Colliers**

865 S Figueroa Street | Suite 3500

Los Angeles, CA 90017

[colliers.com/greaterlosangeles](https://colliers.com/greaterlosangeles)

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