

2040-2068 E 37TH ST
VERNON, CA 90058

KEREL M. SHARFNER

Founder
New Vision Commercial
info@newvisioncre.com
CA DRE #02248013
213.761.7950

**NEW VISION
COMMERCIAL** EST. 2020

PROPERTY HIGHLIGHTS

2040-2068 E 37TH ST, VERNON, CA 90058

2068 E 37th Street is a multi-tenant industrial property totaling approximately 46,000 SF, situated on a ±1.55-acre lot in the heart of the highly sought-after Vernon industrial submarket. The property offers a functional mix of warehouse and office space, designed to accommodate a variety of industrial users including distribution, manufacturing, logistics, and creative industrial operations. The building features high-clear warehouse space, multiple ground-level loading positions, and heavy power, providing the infrastructure required for modern industrial operations. A secure, fenced yard and on-site parking enhance usability for tenants requiring outdoor storage, fleet parking, or operational flexibility.

Strategically located in Central Los Angeles, the property benefits from immediate access to Alameda Street and the Alameda Corridor, with close proximity to Downtown Los Angeles, major freeways (I-10, I-5, I-710), rail infrastructure, and key logistics hubs. The location also provides access to a dense labor pool and strong surrounding industrial tenancy.

This property presents a rare opportunity to secure space within a supply-constrained infill industrial market, making it well-positioned for tenants seeking long-term operational efficiency in one of Los Angeles' most active industrial corridors.

SPACE HIGHLIGHTS

2040-2068 E 37TH ST, VERNON, CA 90058

- **16,256 SF , 3-5 YEARS , \$0.98 /SF/MNTH, INDUSTRIAL, FULL BUILD-OUT, AVAILABLE MAY 01, 2026**
- **MULTIPLE GROUND-LEVEL DOORS FOR HIGH-VOLUME INDUSTRIAL OPERATIONS**
- **M-ZONED INDUSTRIAL PROPERTY – SUITABLE FOR MANUFACTURING, DISTRIBUTION & LOGISTICS USERS**
- **SECURE FENCED YARD WITH ON-SITE PARKING – IDEAL FOR FLEET & EQUIPMENT STORAGE**
- **CENTRALLY LOCATED NEAR ALAMEDA CORRIDOR, DTLA, AND MAJOR FREEWAYS (I-10, I-710, I-5)**
- **STRATEGIC INFILL LOCATION WITH ACCESS TO DENSE LABOR POOL & TRANSPORTATION INFRASTRUCTURE**

NEW VISION
COMMERCIAL EST. 2020



**NEW VISION
COMMERCIAL** EST. 2020



NEW VISION
COMMERCIAL EST. 2020



**NEW VISION
COMMERCIAL** EST. 2020



CROSS

**NEW VISION
COMMERCIAL** EST. 2020



Lee & Associates
AVAILABLE
323/767-2113
JIM HALPERNY
MIKE SMITH

Lee & Associates
AVAILABLE
323/767-2113
JIM HALPERNY
MIKE SMITH

2040
2050
2060
3737

2040
2050
2060
2068
3737

SPEED
LIMIT
30

**NEW VISION
COMMERCIAL**

EST. 2020



KEREL M. SHARFNER

**Founder
New Vision Commercial**

WWW.NEUVISIONCRE.COM

CA DRE #02248013

213.761.7950

CONFIDENTIALITY AGREEMENT

ALL MATERIALS AND INFORMATION RECEIVED OR DERIVED FROM KWCOMMERCIAL ITS DIRECTORS, OFFICERS, AGENTS, ADVISORS, AFFILIATES AND/OR ANY THIRD PARTY SOURCES ARE PROVIDED WITHOUT REPRESENTATION OR WARRANTY AS TO COMPLETENESS, VERAC-ITY, OR ACCURACY, CONDITION OF THE PROPERTY, COMPLIANCE OR LACK OF COMPLIANCE WITH APPLICABLE GOVERNMENTAL REQUIREMENTS, DEVELOPABILITY OR SUITABILITY, FINANCIAL PERFORMANCE OF THE PROPERTY, PROJECTED FINANCIAL PERFORMANCE OF THE PROPERTY FOR ANY PARTY'S INTENDED USE OR ANY AND ALL OTHER MATTERS. NEITHER KW COMMERCIAL ITS DIRECTORS, OFFICERS, AGENTS, ADVISORS, OR AFFILIATES MAKES ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO ACCURACY OR COMPLETENESS OF THE ANY MATERIALS OR INFORMATION PROVIDED, DERIVED, OR RECEIVED. MATERIALS AND INFORMATION FROM ANY SOURCE, WHETHER WRITTEN OR VERBAL, THAT MAY BE FURNISHED FOR REVIEW ARE NOT A SUBSTITUTE FOR A PARTY'S ACTIVE CONDUCT OF ITS OWN DUE DILIGENCE TO DETERMINE THESE AND OTHER MATTERS OF SIGNIFICANCE TO SUCH PARTY. KW COMMERCIAL WILL NOT INVESTIGATE OR VERIFY ANY SUCH MATTERS OR CONDUCT DUE DILIGENCE FOR A PARTY UNLESS OTHERWISE AGREED IN WRITING.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

ANY PARTY CONTEMPLATING OR UNDER CONTRACT OR IN ESCROW FOR A TRANSACTION IS URGED TO VERIFY ALL INFORMATION AND TO CONDUCT THEIR OWN INSPECTIONS AND INVESTIGATIONS INCLUDING THROUGH APPROPRIATE THIRD PARTY INDEPENDENT PROFESSIONALS SELECTED BY SUCH PARTY. ALL FINANCIAL DATA SHOULD BE VERIFIED BY THE PARTY INCLUDING BY OBTAINING AND READING APPLICABLE DOCUMENTS AND REPORTS AND CONSULTING APPROPRIATE INDEPENDENT PROFESSIONALS. KW COMMERCIAL MAKES NO WARRANTIES AND/OR REPRESENTATIONS REGARDING THE VERACITY, COMPLETENESS, OR RELEVANCE OF ANY FINANCIAL DATA OR ASSUMPTIONS. KW COMMERCIAL DOES NOT SERVE AS A FINANCIAL ADVISOR TO ANY PARTY REGARDING ANY PROPOSED TRANSACTION.

ALL DATA AND ASSUMPTIONS REGARDING FINANCIAL PERFORMANCE, INCLUDING THAT USED FOR FINANCIAL MODELING PURPOSES, MAY DIFFER FROM ACTUAL DATA OR PERFOR-MANCE. ANY ESTIMATES OF MARKET RENTS AND/OR PROJECTED RENTS THAT MAY BE PROVIDED TO A PARTY DO NOT NECESSARILY MEAN THAT RENTS CAN BE ESTABLISHED AT OR INCREASED TO THAT LEVEL. PARTIES MUST EVALUATE ANY APPLICABLE CONTRACTUAL AND GOVERNMENTAL LIMITATIONS AS WELL AS MARKET CONDITIONS, VACANCY FACTORS AND OTHER ISSUES IN ORDER TO DETERMINE RENTS FROM OR FOR THE PROPERTY. LEGAL QUESTIONS SHOULD BE DISCUSSED BY THE PARTY WITH AN ATTORNEY. TAX QUESTIONS SHOULD BE DISCUSSED BY THE PARTY WITH A CERTIFIED PUBLIC ACCOUNTANT OR TAX ATTORNEY. TITLE QUESTIONS SHOULD BE DISCUSSED BY THE PARTY WITH A TITLE OFFICER OR ATTORNEY. QUESTIONS REGARDING THE CONDITION OF THE PROPERTY AND WHETHER THE PROPERTY COMPLIES WITH APPLICABLE GO ERNMENTAL REQUIREMENTS SHOULD BE DISCUSSED BY THE PARTY WITH APPROPRIATE ENGINEERS, ARCHITECTS, CONTRACTORS, OTHER CONSULTANTS AND GOVERNMENTAL AGENCIES. ALL PROPERTIES AND SERVICES ARE MARKETED BY STUDIO CITY IN COMPLIANCE WITH ALL APPLICABLE FAIR HOUSING AND EQUAL OPPORTUNITY LAWS.

**NEW VISION
COMMERCIAL** EST. 2020