



Cold Storage, Food Processing & Commissary

FOR SALE OR LEASE

3305 E Vernon Ave.

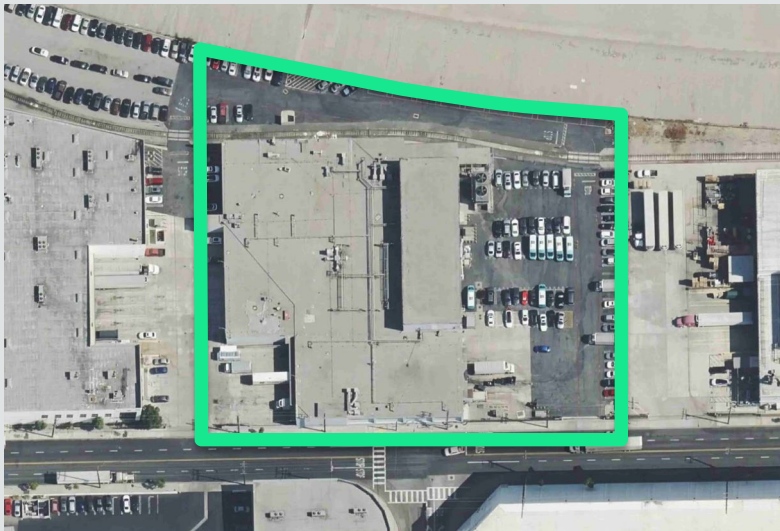
Vernon, CA 90058

CBRE

Property Overview

±103,633 SF building with refrigerated production and cold storage, with easy access to I-5, I-10, I-110, I-710 and Highway 60.

	AVAILABLE SPACE:	50,013 SF – 103,633 SF
	BUILDING SIZE:	103,633 SF
	LAND SIZE:	135,472 SF (3.11 AC)
	SALE PRICE:	\$21,900,000
	LEASE PRICE:	\$1.15 NNN PSF with \$1M Tenant Improvement Allowance Included
	OPERATING EXPENSES:	\$0.25 PSF
	YEAR BUILT / RENOVATED:	1980 / 2006
	CLEAR HEIGHT:	14' – 28'
	PARCEL NUMBERS:	6303-006-067, 068, 070, 071



\$21.9M

SALE PRICE

\$1.15 NNN

LEASE PRICE (PSF)

Property Highlights

- 9 dock-high loading positions
- 8,000 lb. pallet lift between ground floor and basement
- Heavy-duty freight elevator between floors
- Uses: USDA food processing, freezer, blast freezer, cooler, commissary, food prep and distribution
- Cooking hoods, floor drains and clarifiers
- Boilers and heavy power: 7,000 amps, 400/480V, 3-phase (buyer/tenant to verify)
- Sprinklered throughout, ground floor and basement
- Fenced and fully secured parking, 111 auto stalls
- Rail service possible

Ground Floor / First Floor

±53,620 SF AVAILABLE

FREEZER	±11,750 SF
COOLER / PROCESSING	±22,200 SF
DRY STORAGE	±4,000 SF
OFFICE / WELFARE	±1,700 SF

Basement

±50,013 SF AVAILABLE

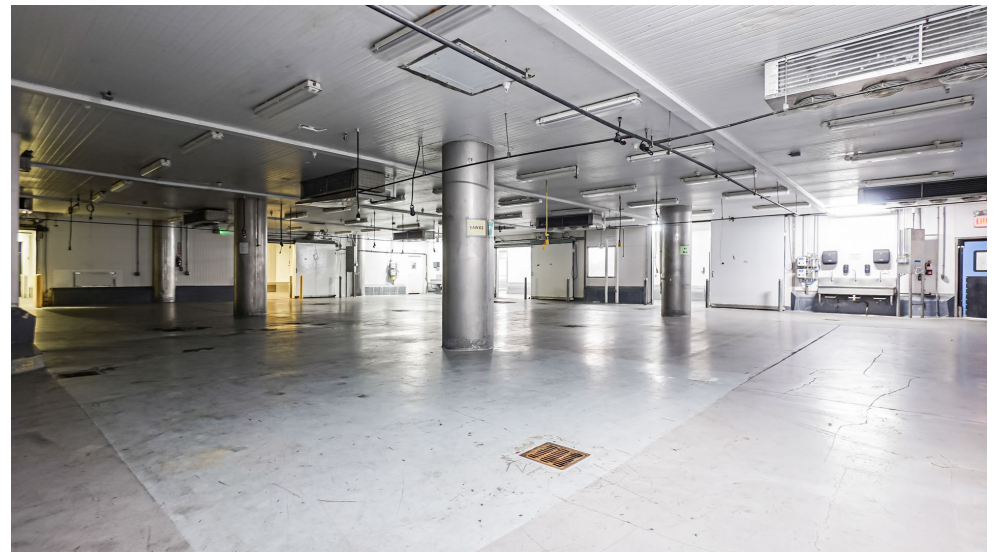
BLAST FREEZER	±500 SF
COOLER / PROCESSING	±8,500 SF
MEAL PREP / COMMISSARY	±10,000 SF
DRY STORAGE	±14,000 SF
OFFICE / WELFARE	±4,500 SF



Property Photos



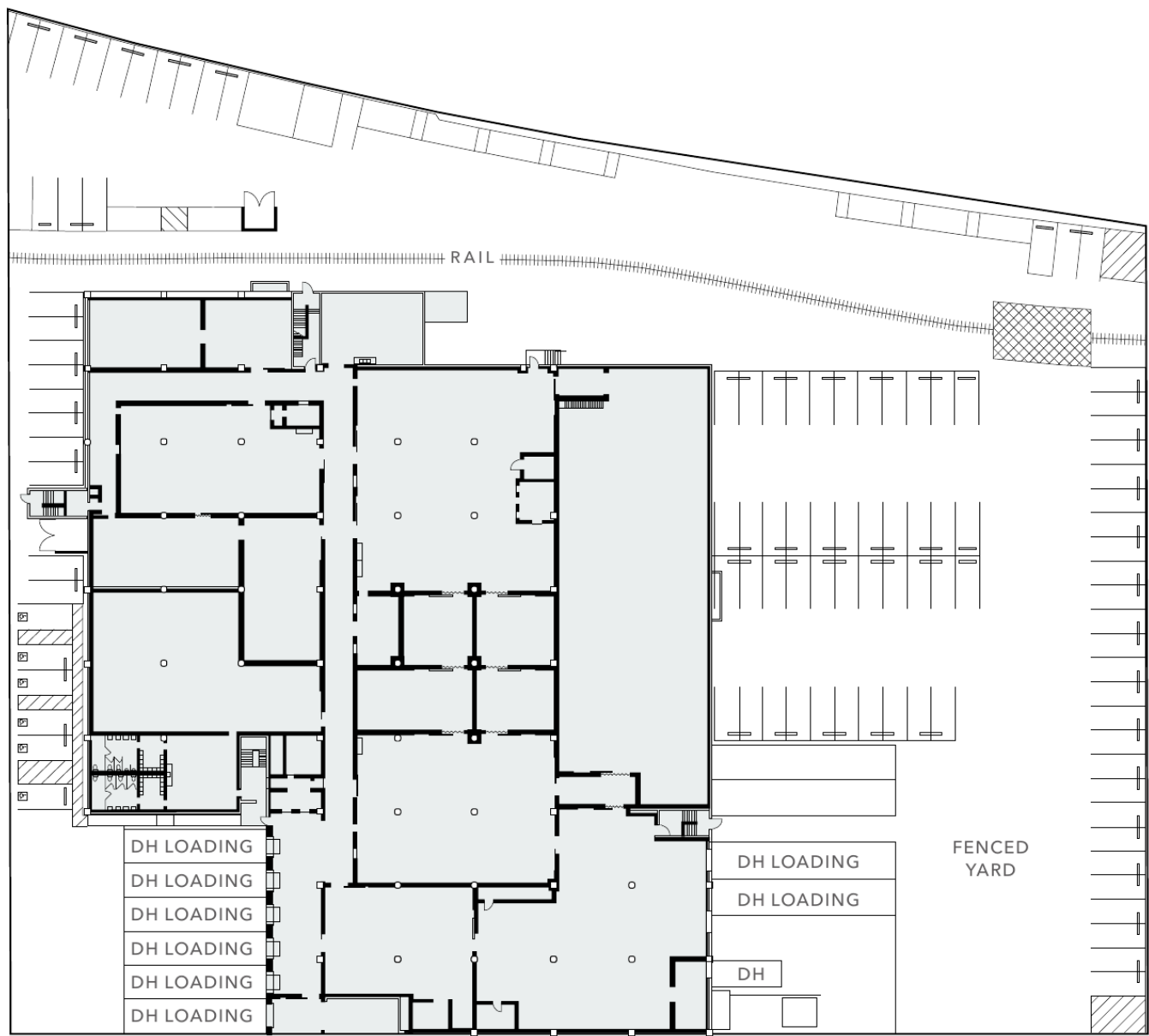
Interior Photos



Interior Photos



Site Plan



Ground Floor Plan



LEGEND

- Mechanical
- Freezer
- Cooler (Processing)
- Dry Storage
- Wash/Clean
- Office Welfare
- Elevator

Basement Floor Plan



- LEGEND**
- Cooler (Processing)
 - Boiler
 - Hoods, Meal Prep
 - Sanitation
 - Dry Storage
 - Office Welfare
 - Elevator
 - Blast Freezer

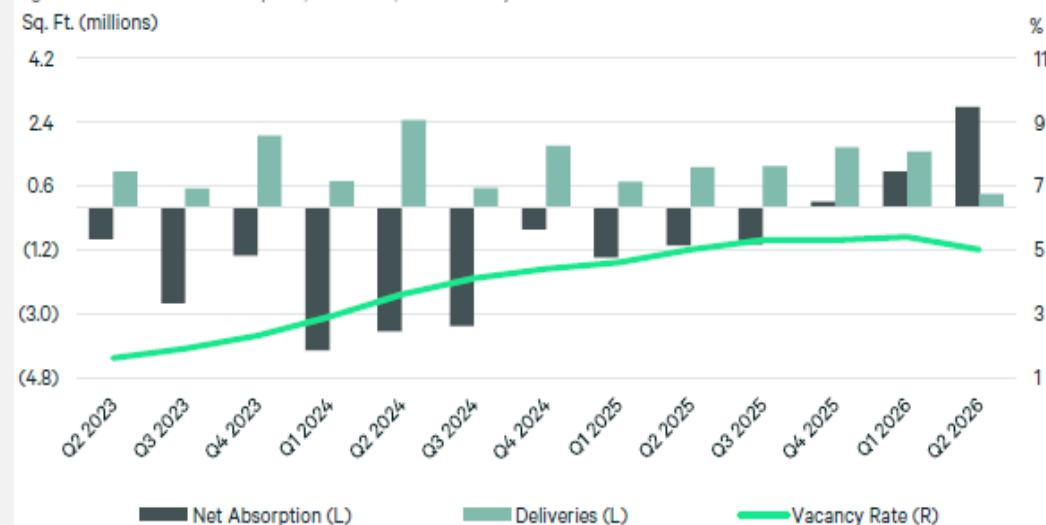


Los Angeles Market Overview

Los Angeles is the main economic force within the Southern California region and is the most populous county in the United States. The nearly \$600 billion Los Angeles County gross product ranks 20th among the world's economies.

- Los Angeles' Industrial market experienced its third consecutive quarter of positive net absorption.
- Vacancy continued to tighten, with a decline of 22 basis points quarter over quarter.
- Asking rents continue to face downward pressure, with a 7.0% decline year over year and 32.4% over the last 36 months.
- The South Bay was the most active market, experiencing 34.8% of leasing activity. Central Los Angeles and Mid-Counties followed suit capturing 19.4% of total activity.
- Under construction volume itself continued to compress, declining 8.9% from Q1 2026 and 33.7% from Q2 2025, reflecting a significantly leaner development pipeline relative to recent years.

Figure 1: Historical Net Absorption, Deliveries, and Vacancy



Source: CBRE Research, Q2 2026

Industrial Stats Q2 2026

871.69 MSF

INDUSTRIAL BASE

5.1%

VACANCY RATE

6.7%

AVAILABILITY RATE

2.8 MSF

Q2 2026 NET ABSORPTION

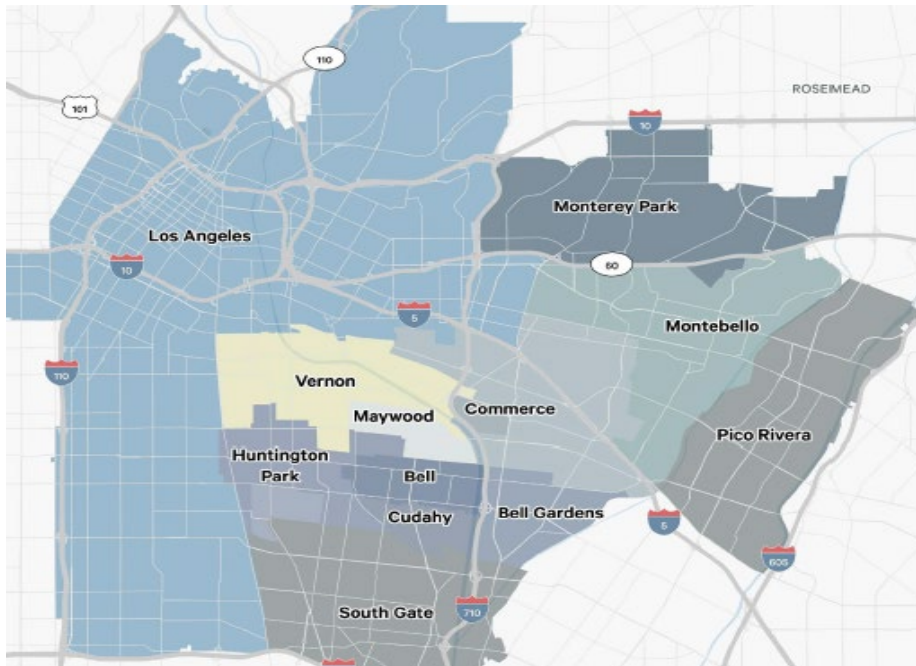
4.0 MSF

UNDER CONSTRUCTION

Central Los Angeles Market Overview

Central Los Angeles anchors the geographic core of the greater LA Basin, spanning dense infill cities including Vernon, Commerce, Maywood, and Bell. The submarket benefits from direct access to the I-5, I-710, I-10, and I-110 freeways, placing tenants within 30 minutes of the Ports of Los Angeles and Long Beach. Land is scarce and rarely trades, making this one of the highest-barrier industrial markets in Southern California, with new supply limited almost entirely to infill redevelopment.

- The overall vacancy rate fell to 5.1%, as the market saw a surge in leasing activity to just over three million SF.
- Availability rate ended the quarter at 7.8%, a 20 basis-point decrease.
- Four sale transactions over 20,000 sq. ft. occurred in Q1 2026, totaling over 412,600 sq. ft.
- A limited construction pipeline is expected to drive demand, especially towards newer Class A developments.



Highlights Q2 2026

242 MSF

INDUSTRIAL BASE

5.1%

VACANCY RATE

7.8%

AVAILABILITY RATE

3.1 MSF

LEASING ACTIVITY

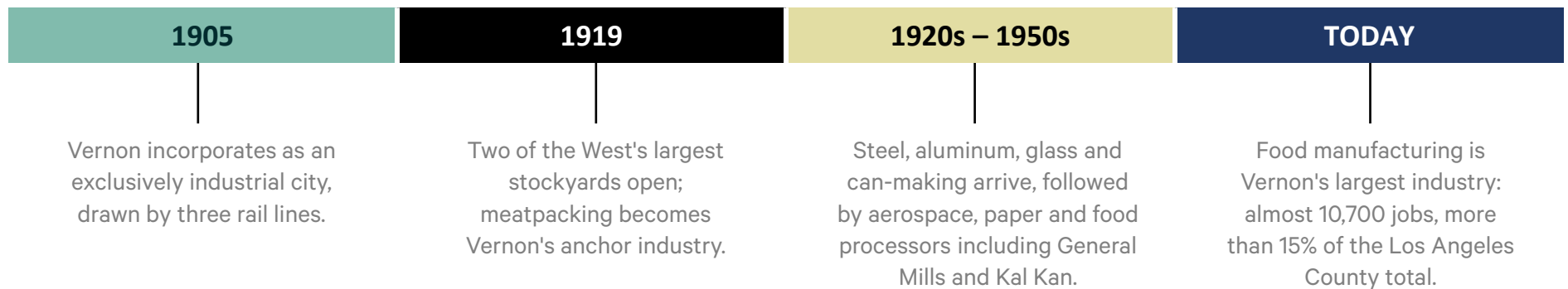
867,815 SF

UNDER CONSTRUCTION

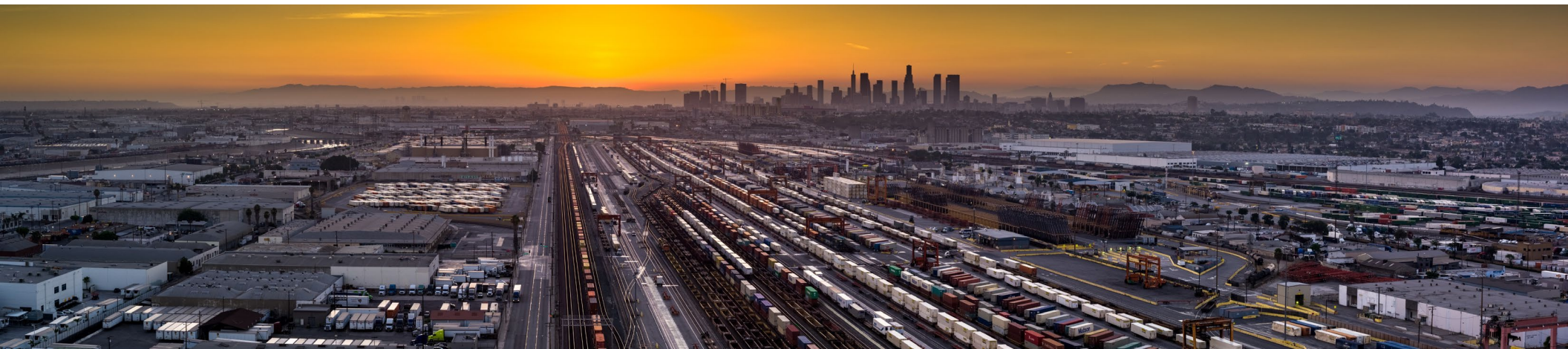
A City Built for Industry

The History of Vernon, California

Vernon incorporated in 1905 as an industrial city, one of the first in the nation built exclusively for manufacturing and commerce. Three rail lines drew the earliest plants to town, and the name stuck: Vernon still runs on the same industrial foundation more than a century later.



3305 E Vernon Ave sits in the middle of this corridor, among the plants and cold storage operators that built Vernon's food-manufacturing economy, with names such as Farmer John / Clougherty Packing, Tapatío Foods and Bon Appétit Bakery operating nearby today.



The Vernon Advantage



Why food and cold storage operators locate in Vernon

60-70%

LOWER ELECTRIC & GAS
RATES THAN SCE / SOCALGAS

5

FREEWAYS WITHIN MINUTES
I-5, I-10, I-110, I-710, SR-60

3

CLASS I RAILROADS
SERVE VERNON

10,700+

FOOD-MANUFACTURING JOBS
BASED IN VERNON

COST & TAX INCENTIVES

- Manufacturing sales tax exemption on qualifying equipment
- California Competes Tax Credit
- Recycling Market Development Zone designation
- Vernon Economic Development utility rate program

WORKFORCE & OPERATIONS

- Free and low-cost workforce training through Cerritos College and regional WorkSource centers
- Police and fire departments dedicated exclusively to Vernon
- Streamlined permitting and low government cost
- Named Most Business-Friendly City by the Los Angeles Economic Development Corporation in 2008

According to the City of Vernon, the city's motto, "The City That Does More," reflects this combination of affordable utility rates and dedicated city services.

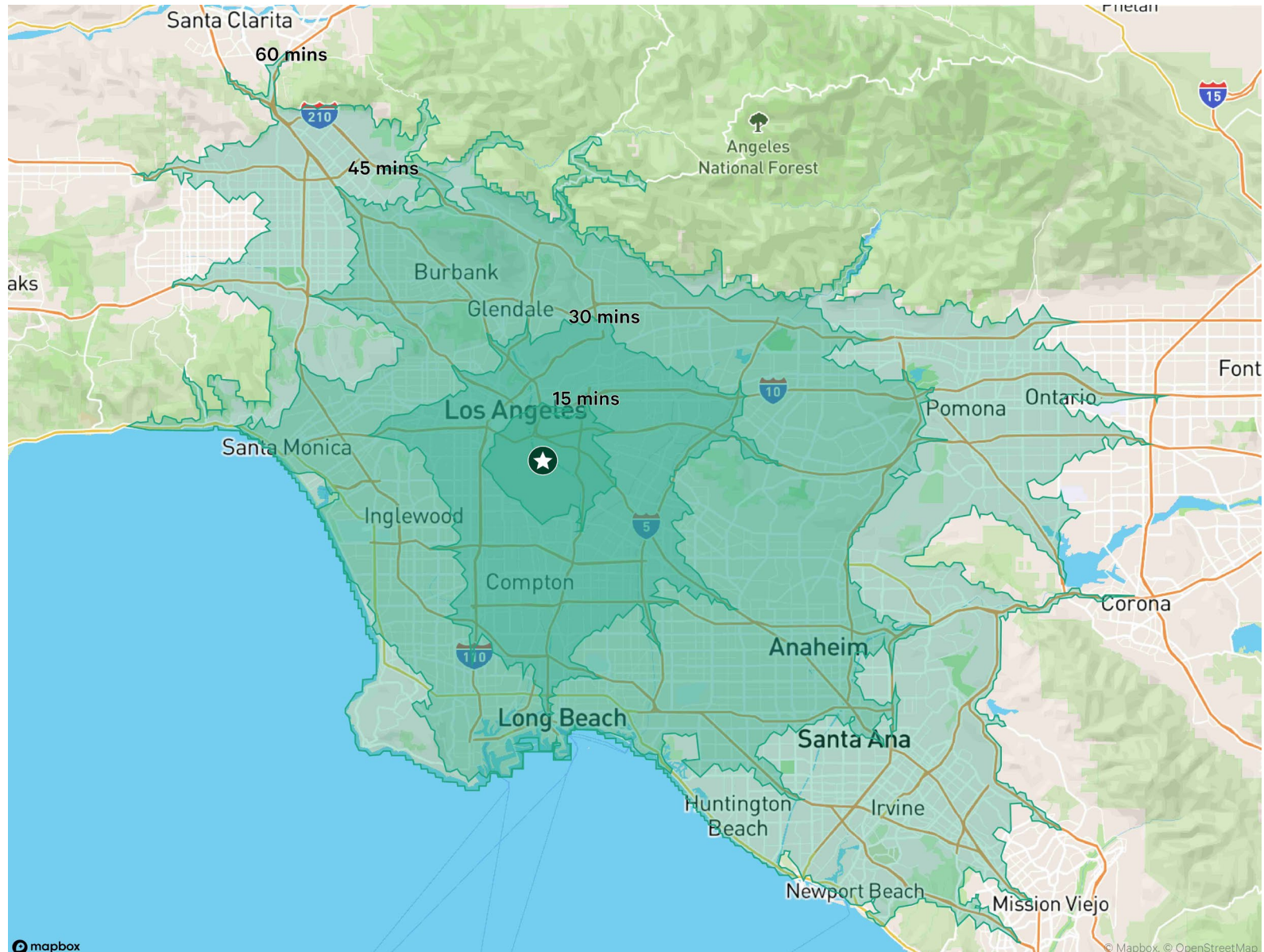
The City of Vernon

- Located southeast of DTLA, the City of Vernon is 5.2 square miles with a total population of 180.
- Founded in 1905 as the first exclusively industrial city in the Southwestern U.S., Vernon currently houses more than 1,800 businesses, employing approximately 55,000 people.
- Vernon Public Utilities (VPU) serve as an essential resource to the City's business community, providing dependable, high-quality utility services at very competitive rates. The VPU offers electricity, natural gas, water, and fiber optic services.
- The Vernon Police department has an emergency response time of less than four minutes.

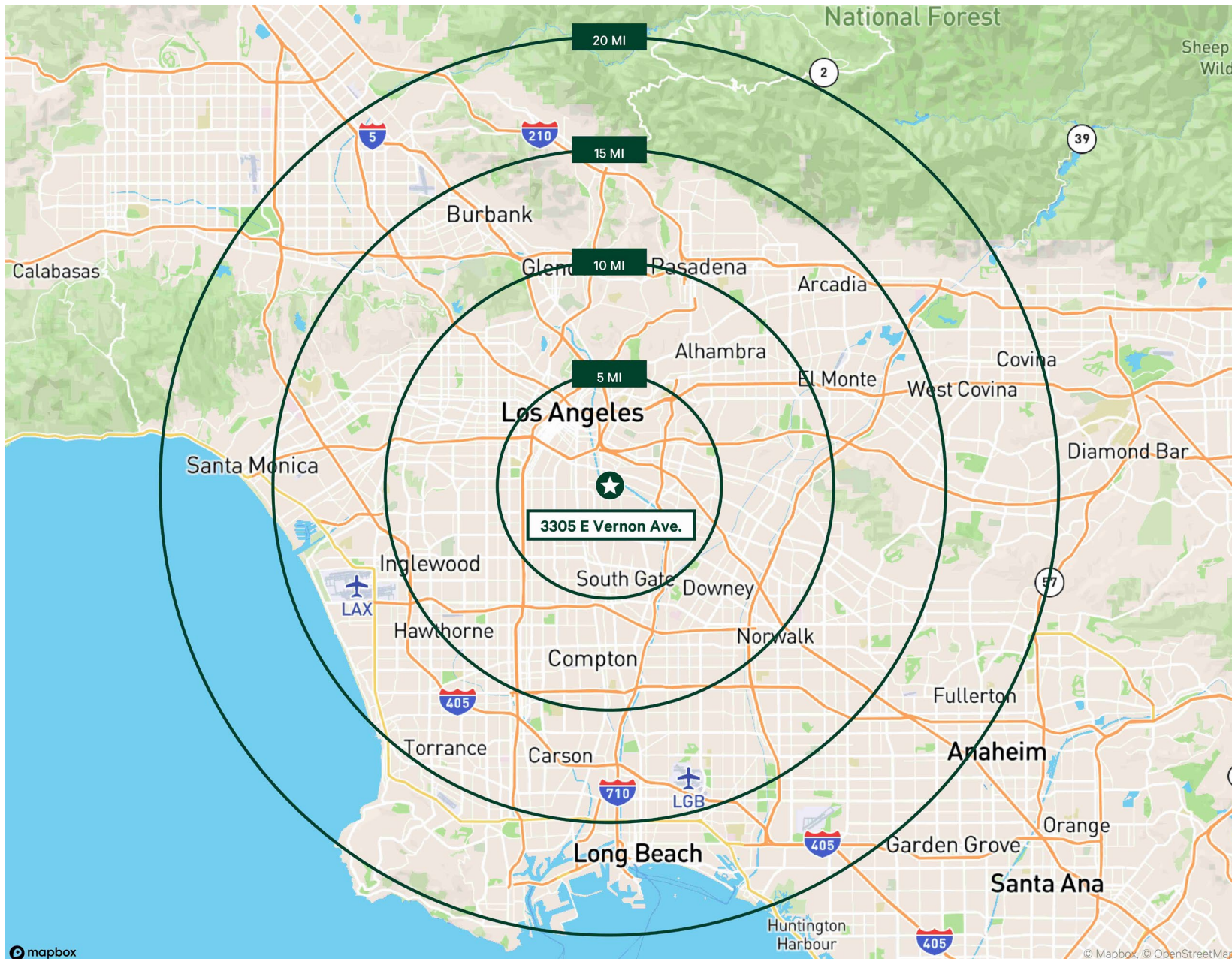


Strategic Regional Access

The Greater LA metro area is home to roughly 13–15 million people, making it the second-largest metro in the US.



Central Southern California Location Near the Ports





John Hillman

+1 213 613 3755

john.hillman@cbre.com

CA Lic. 00409987

Jason Martinez

+1 323 804 5668

jason.martinez@cbre.com

CA Lic. 02199658

The information contained herein has been obtained from sources believed reliable. CBRE, Inc. makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

(c) 2026 CBRE, Inc. All rights reserved.

CBRE