

2456 E 57th St., Huntington Park CA 90255



OFFERING MEMORANDUM

For Sale \$1,950,000 and For Lease \$1.90/SF (\$0.40 NNN) + \$850,000 Asset Sale



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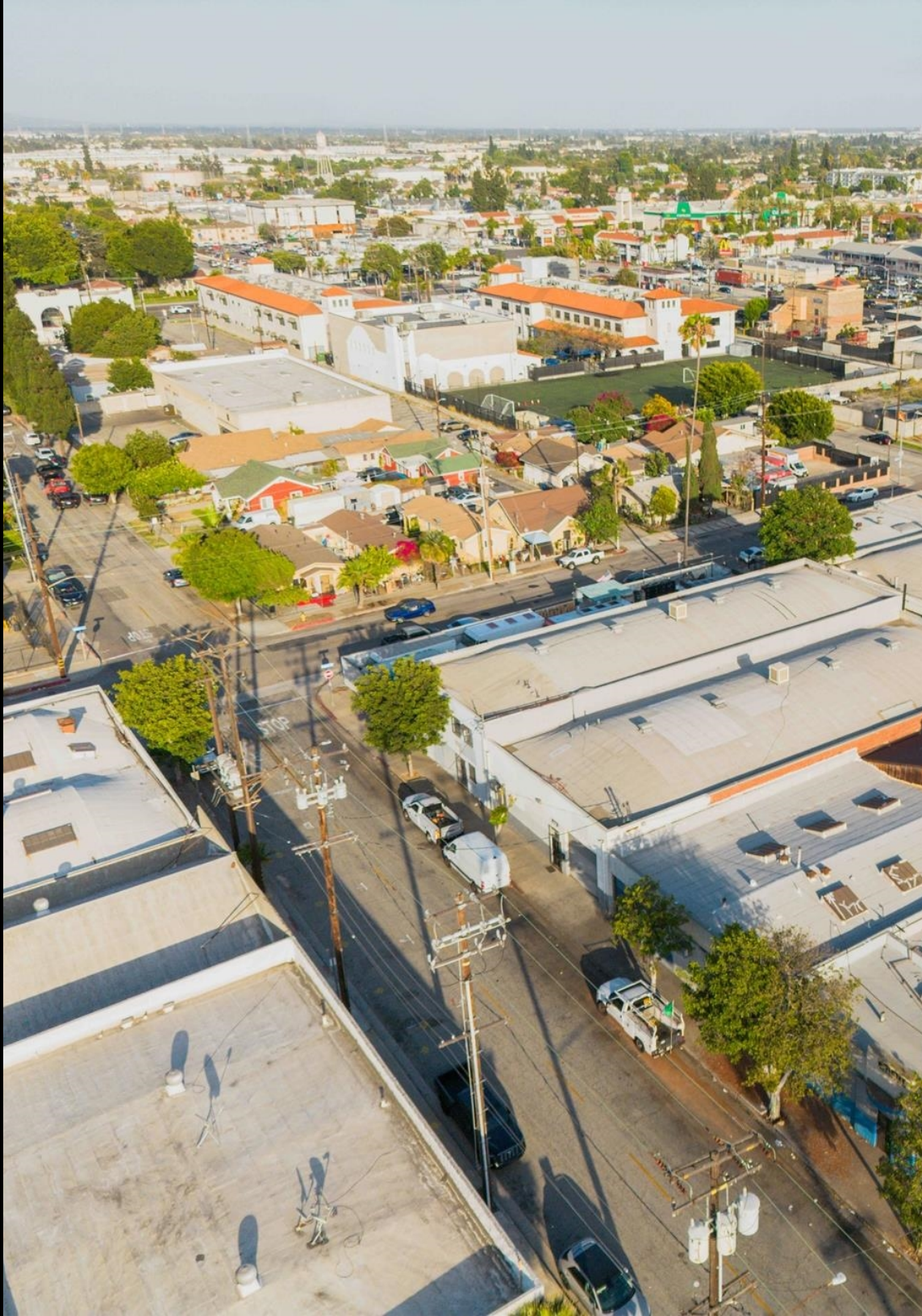
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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	2456 E 57th St, Huntington Park CA 90255
COUNTY	Los Angeles
SUBMARKET	Vernon
NET RENTABLE AREA (SF)	6,500 SF
LAND ACRES	0.15
LAND SF	6,534 SF
YEAR BUILT	1943
APN	6309-007-014
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,950,000
PRICE PSF	\$300.00

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	28,089	384,264	1,123,261
2026 Median HH Income	\$54,140	\$64,906	\$64,369
2026 Average HH Income	\$74,734	\$83,277	\$86,138



Precision CNC Manufacturing Business Opportunity

- An opportunity to purchase a well-established precision CNC manufacturing company with over 45 years of operating history for \$850,000. Serving aerospace, industrial, and government sectors. The business is recognized for its precision machining capabilities, experienced workforce, modern equipment, and long-standing customer relationships.

Investment highlights include diversified revenue, advanced CNC manufacturing, scalable operations, and significant growth opportunities through expanded production capacity and new customer acquisition. This opportunity is ideal for strategic manufacturers, aerospace suppliers, private equity groups, and owner-operators seeking an established platform for growth.

Qualified buyers who execute a Non-Disclosure Agreement (NDA) will receive the Asset Purchase Agreement, financial statements, equipment inventory, customer information, and complete due diligence package.

Serious inquiries only.



Property Highlights

- Clear-Span Bow Truss Construction – Features an impressive approximately 20-foot clear height at the peak with no interior columns, maximizing usable floor area and operational efficiency for warehousing, racking, or production.

Excellent Loading & Access – Equipped with two 11-foot roll-up doors providing access from both the street and rear alley, allowing efficient shipping, receiving, and circulation.

Heavy Power Infrastructure – Improved with 3-phase, 480-volt electrical service (approximately 400–600 amps), supporting a wide variety of industrial and manufacturing users.

Functional Office Component – Includes approximately 500 square feet of office space along with two restrooms, providing a practical balance of warehouse and administrative space.

Rare Owner-User Opportunity

- The property is expected to be delivered vacant at the close of escrow, allowing an owner-user to immediately occupy the facility or customize it to operational needs without existing tenant constraints.

Freestanding Industrial Warehouse situated on an industrial-zoned site, providing flexibility for manufacturing, warehousing, logistics, distribution, and light industrial operations.

- Acquire an established precision manufacturing business with over 45 years of operating history while immediately occupying a fully operational facility designed for CNC machining.

Rather than investing significant time and capital into building out a manufacturing operation from the ground up, a buyer can step into an existing business with specialized equipment, an experienced workforce, established customer relationships, and infrastructure already in place.

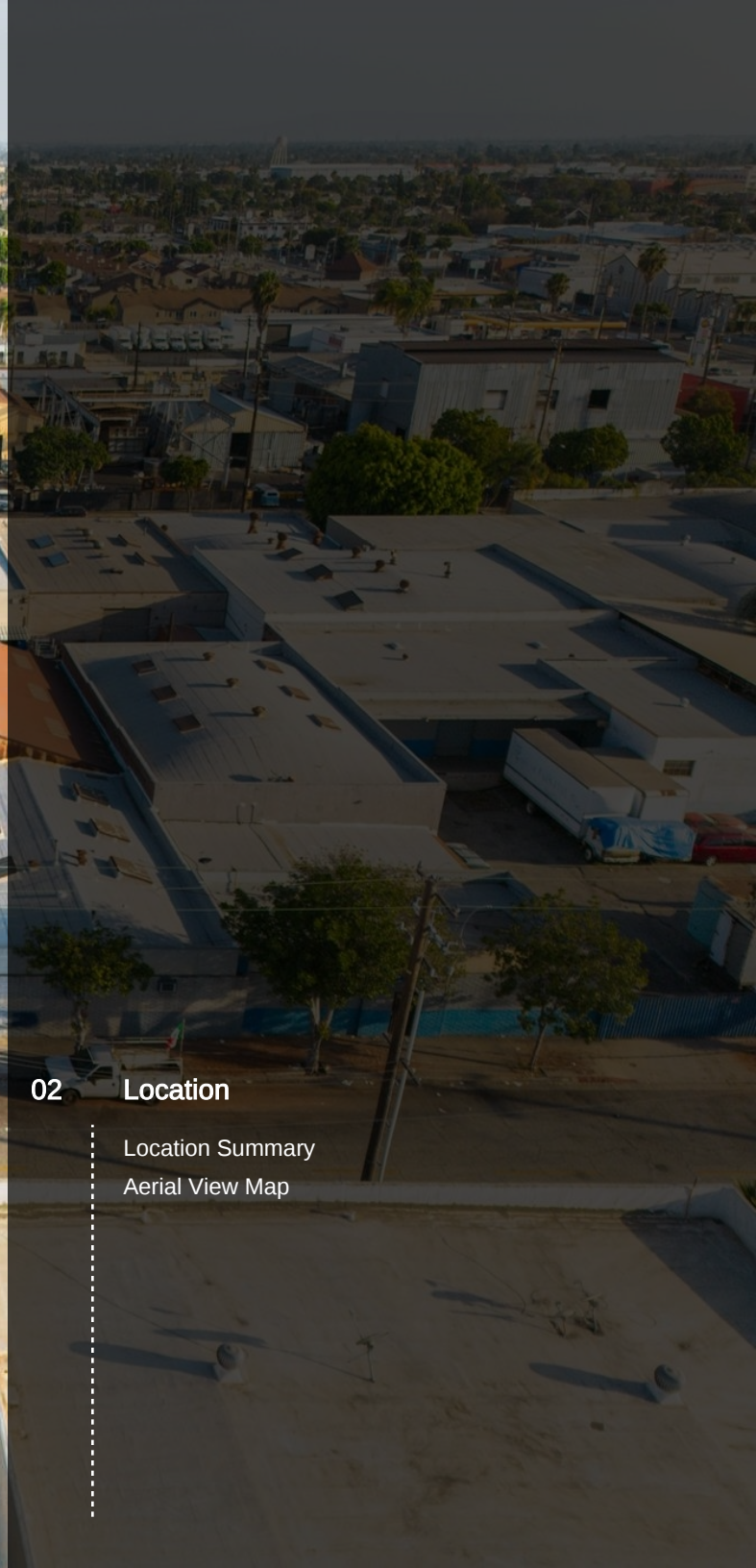
This creates the opportunity to generate revenue from day one while reducing startup costs, minimizing operational disruption, and providing immediate value for an owner-user or strategic manufacturer seeking expansion.





02 Location

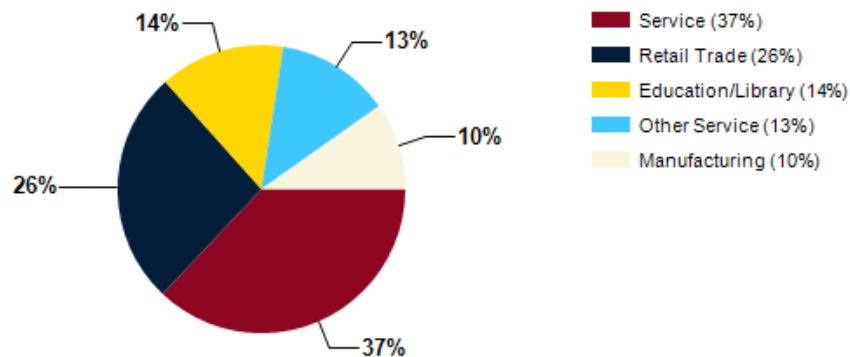
Location Summary
Aerial View Map



Strategic Southeast Los Angeles Location

- Positioned within one of Southern California's most established industrial markets with convenient access to major transportation corridors, surrounding manufacturing hubs, distribution centers, and the Ports of Los Angeles and Long Beach.
- Flexible Industrial Zoning – Zoned M-2, allowing a broad range of industrial and commercial uses, subject to city regulations and approvals.
- Value-Add & Repositioning Potential – Suitable for owner-users seeking immediate occupancy or investors pursuing modernization, lease-up, or long-term appreciation in a supply-constrained infill industrial market.
- Strong Long-Term Industrial Fundamentals – Southeast Los Angeles continues to experience limited industrial inventory and sustained demand from logistics, e-commerce, manufacturing, and last-mile distribution users, supporting long-term value creation.

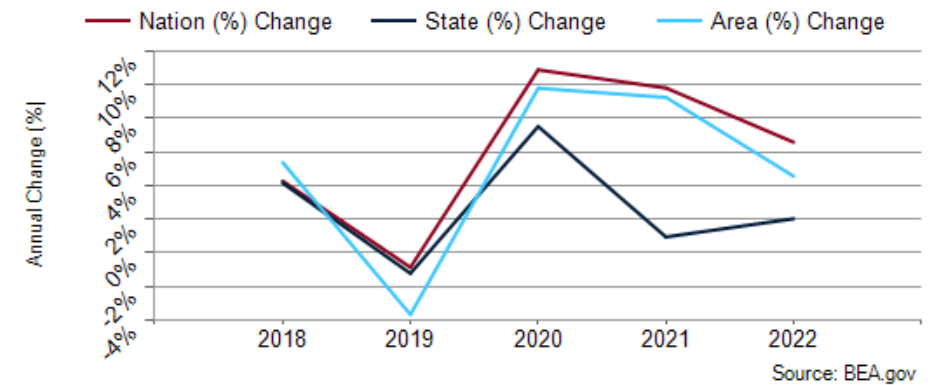
Major Industries by Employee Count



Largest Employers

Crown Poly Inc	500 to 1,000
Ramar International Corp	10 to 19
Jilla Corp	5 to 10
EMP Transport LLC	1 to 5
Cingular Staffing Inc	1 to 4
Southland Employment Service	12
Elite Force HR	Not specified
CitiStaff Solutions	Not specified

Los Angeles County GDP Trend



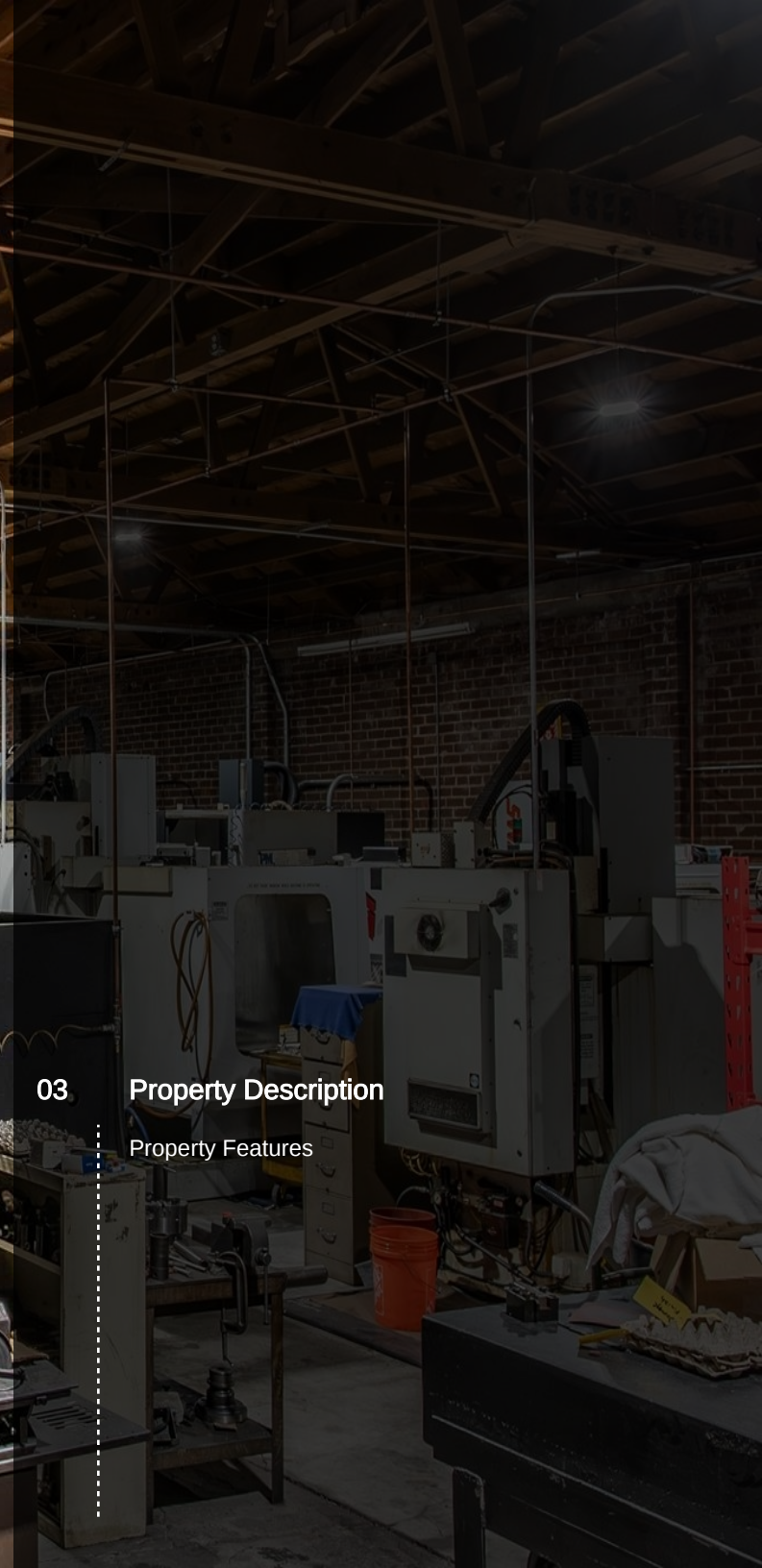




03

Property Description

Property Features



PROPERTY FEATURES

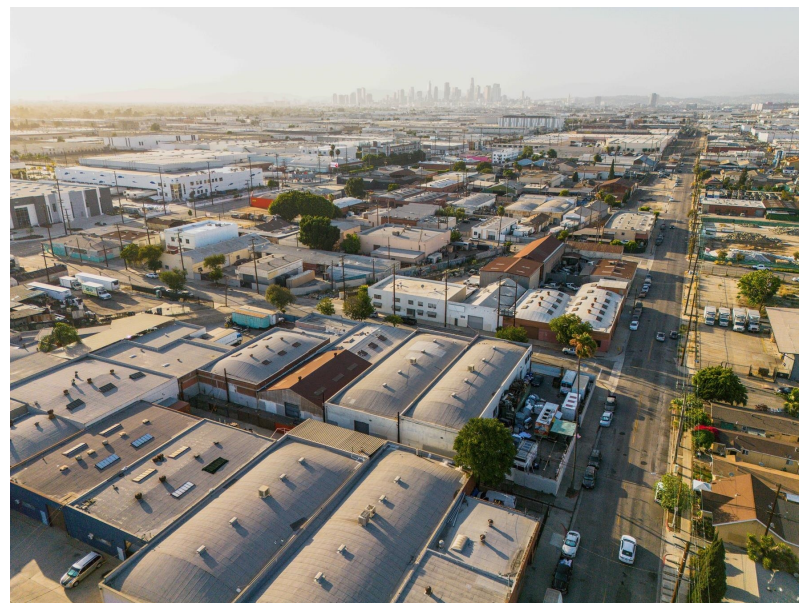
NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	6,500
LAND SF	6,534
LAND ACRES	0.15
YEAR BUILT	1943
# OF PARCELS	1
ZONING TYPE	M2
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	50x130
CEILING HEIGHT	18
GRADE LEVEL DOORS	2

MECHANICAL

FIRE SPRINKLERS	Wet
ELECTRICAL / POWER	400 - 600a/480v 3p
LIGHTING	LED

CONSTRUCTION

FRAMING	Masonry
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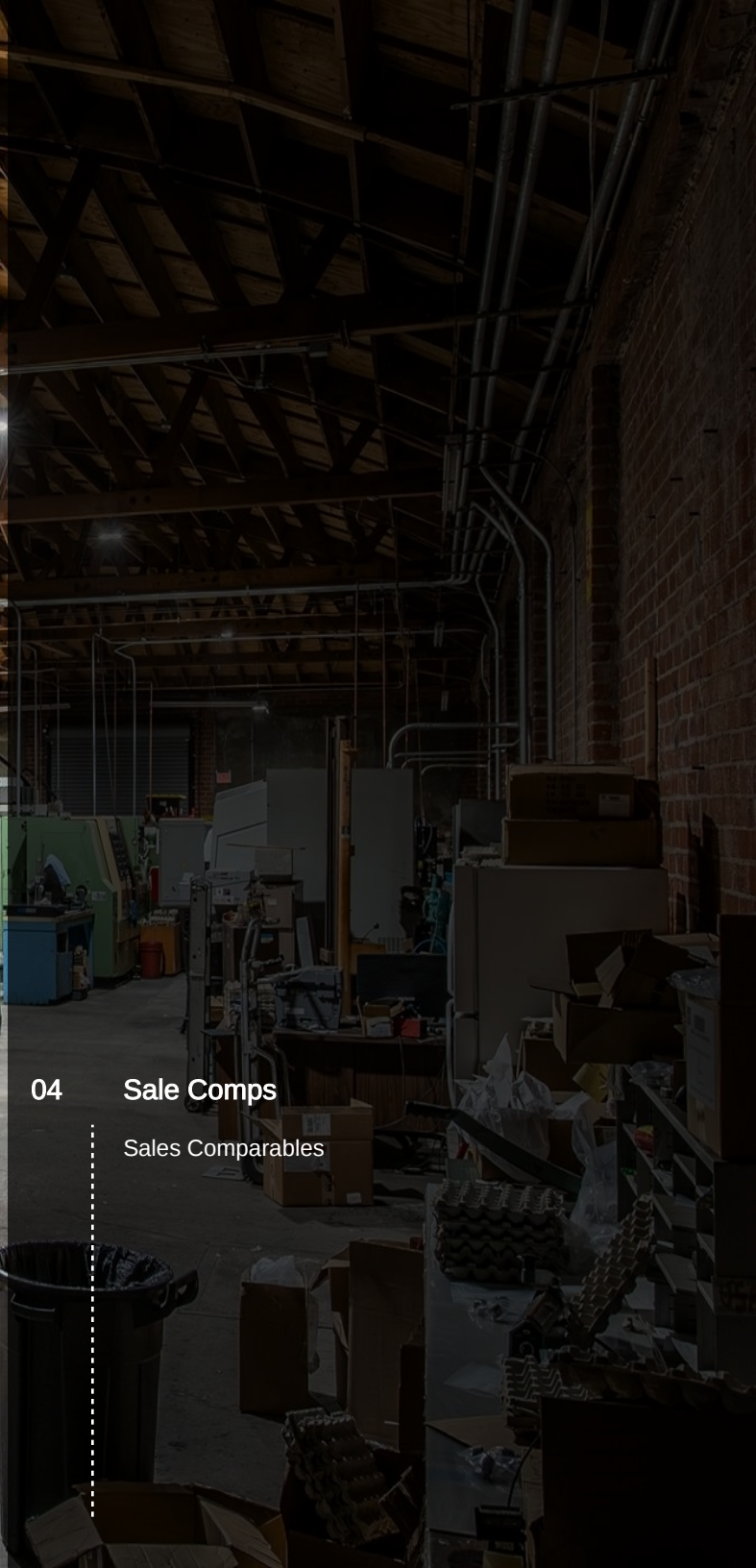




04

Sale Comps

Sales Comparables



1

215 W 15th St

Los Angeles, CA 90015 (Los Angeles County) - Central Los Angeles Submarket



Warehouse

Sold	2/20/2026	Land Area	0.14 AC/6,047 SF
Sale Price	\$1,835,000 (\$305.83/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	6,000 SF (0%)	Sale Comp ID	7535461
Price Status	Confirmed	Parcel Numbers	5134-024-005
Built	1922		



2

1319 W Pico Blvd

Los Angeles, CA 90015 (Los Angeles County) - Central Los Angeles Submarket



Warehouse

Sold	5/8/2026	Land Area	0.20 AC/8,647 SF
Sale Price	\$1,730,000 (\$281.30/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	6,150 SF (0%)	Sale Comp ID	7642543
Price Status	Confirmed	Parcel Numbers	5137-031-017 +1
Built	1923		



3

1421 S Hill St

Los Angeles, CA 90015 (Los Angeles County) - Central Los Angeles Submarket



Warehouse

Sold	5/29/2026	Land Area	0.14 AC/6,284 SF
Sale Price	\$2,050,000 (\$280.05/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	7,320 SF (100%)	Sale Comp ID	7659115
Price Status	Confirmed	Parcel Numbers	5134-024-004
Built	1922		



4

2101 E 37th St

Vernon, CA 90058 (Los Angeles County) - Vernon Submarket



Manufacturing

Sold	12/3/2025	Land Area	0.14 AC/6,098 SF
Sale Price	\$1,502,500 (\$278.24/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	5,400 SF (100%)	Sale Comp ID	7431407
Price Status	Confirmed	Parcel Numbers	6302-010-008
Built/Renovated	1963/2024	Sale Conditions	Build to Suit



5

1131 E 14th St

Los Angeles, CA 90021 (Los Angeles County) - Central Los Angeles Submarket



Warehouse

Sold	8/7/2025	Land Area	0.14 AC/6,196 SF
Sale Price	\$1,800,000 (\$292.21/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	6,160 SF (100%)	Sale Comp ID	7289466
Price Status	Confirmed	Parcel Numbers	5132-017-014
Built	1967		



ASSET SALE BREAKDOWN

CNC Turning	4 units
CNC Turning – Multi-Tasking	2 units
CNC Machining Center	6 units
5-Axis CNC Machining Center	1 unit
Manual / Older NC Lathe	1 unit
Inspection / QC	2 units
Spare Parts / Components	1 unit

17 PIECES OF CNC & INSPECTION EQUIPMENT

Detailed equipment schedule with photos and valuation available to qualified buyers upon execution of NDA.

THE OPPORTUNITY

This is not a shell or a startup platform — it is a fully equipped, revenue-ready precision machining operation. A buyer steps directly into a 17-piece CNC fleet spanning turning, multi-tasking turn-mill, 5-axis machining, and in-house inspection/QC, anchored by a 2017 Doosan DNM 200/5AX 5-axis machining center — the caliber of equipment that supports aerospace-tolerance work most shops can't touch.

Paired with 45 years of customer relationships and a facility ready for immediate occupancy, this asset sale is a day-one platform: no equipment sourcing, no capital outlay for machinery, no ramp-up period. A buyer inherits an established production floor and steps directly into revenue-generating capacity from day one.

For a buyer weighing the cost and time to replicate this shop from scratch — equipment lead times, installation, and years to build the customer relationships — this asset sale offers a meaningful head start on capturing that value. A full equipment schedule with photos and estimated valuation is available to qualified buyers upon execution of an NDA.



Precision CNC shop floor — 2456 E 57th St, Huntington Park



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