



# 4383 FRUITLAND AVE

VERNON, CALIFORNIA

OWNER-USER INDUSTRIAL OPPORTUNITY

**\$6,490,000**

**35,894 SF**  
INDUSTRIAL BUILDING

**\$181/SF**  
PRICE PER SF

+ ADDITIONAL 8,700 SF PARKING PARCEL

## PROPERTY HIGHLIGHTS

- FREE-STANDING INDUSTRIAL FACILITY
- MULTIPLE DOCK-HIGH LOADING POSITIONS
- FREIGHT ELEVATOR ACCESS
- GRADE-LEVEL LOADING DOORS
- PRIME VERNON INDUSTRIAL LOCATION
- ADDITIONAL 8,700 SF SECURED PARKING PARCEL
- IMMEDIATE ACCESS TO I-5, I-710 & SR-60
- STRONG LABOR POOL
- OWNER-USER OPPORTUNITY WITH LONG-TERM FLEXIBILITY

RARE INDUSTRIAL ASSET IN  
A SUPPLY-CONSTRAINED MARKET

## EXCEPTIONAL OWNER-USER OPPORTUNITY

4383 Fruitland Avenue presents a rare opportunity to acquire a substantial industrial facility in one of Southern California's most supply-constrained industrial markets.

The property offers approximately 35,894 SF of industrial improvements along with an additional 8,700 SF secured parking parcel, providing exceptional operational flexibility for manufacturing, warehousing, logistics, and distribution users.

Strategically located in Vernon, the property benefits from immediate access to Downtown Los Angeles, the Ports of Los Angeles and Long Beach, and major freeway corridors including I-5, I-710, and SR-60.



### PROPERTY OVERVIEW

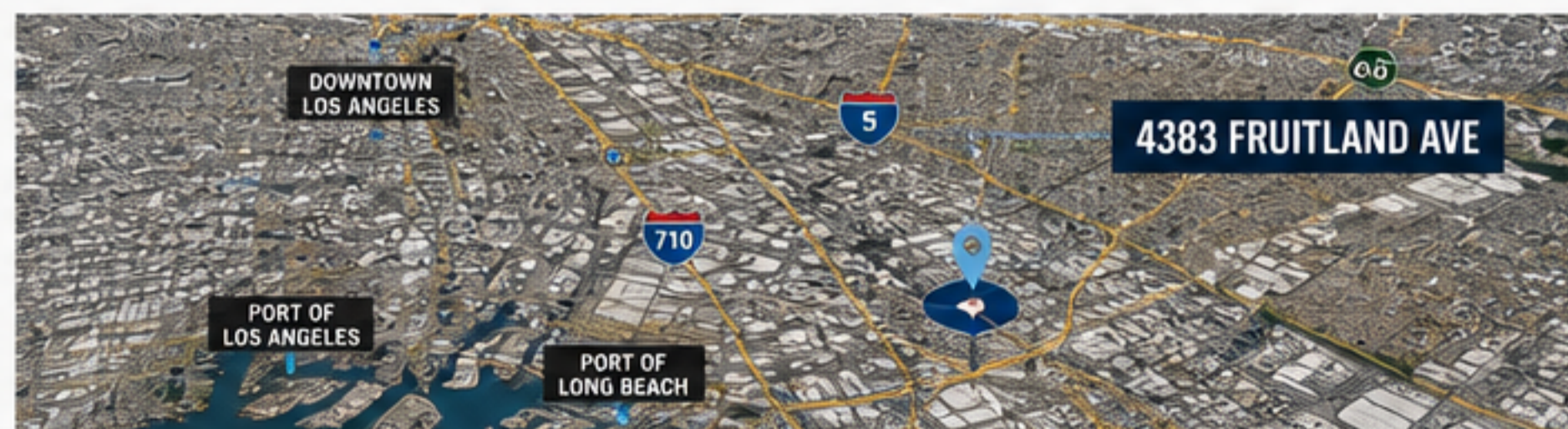
Asking Price	\$6,490,000
Price Per SF	\$180.81
Building Size	35,894 SF
Additional Parking Parcel	8,700 SF
APN #1	6304-026-002
APN #2	6311-017-001
Zoning	VEM
Year Built	1935

### FACILITY FEATURES

- Dock-High Loading Positions
- Grade-Level Loading Doors
- Freight Elevator
- High Ceilings
- Warehouse & Office Areas
- Secured Additional Parking

### STRATEGIC LOCATION

- Minutes to Downtown Los Angeles
- Immediate Access to I-5, I-710 & SR-60
- Close Proximity to Ports of LA & Long Beach
- Excellent Freeway Connectivity
- Strong Industrial Labor Market
- Business-Friendly Environment



### CONTACT US

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