

# FOR SALE OR LEASE

INDUSTRIAL FACILITY · ±38,271 SF · VERNON, CA



## 2049–2053 E. 38TH STREET

VERNON, CALIFORNIA 90058

±38,271 SF Multi-Purpose Industrial Facility · Heavy Power · Renovated Office · Flexible Mezzanine

**±38,271**

BUILDING SF

**±34,063**

LAND SF

**±4,760**

OFFICE SF

**16'–26'**

CLEAR HEIGHT

**600 A**

POWER

**VEM**

ZONING

### DTLA-ADJACENT · HEAVY POWER · VERNON UTILITY ADVANTAGE

Owner-User or Investment-Grade Industrial Opportunity

RICKY LEE, CCIM · Broker, MBA

909-348-3956 · rlee@rjrealty.net · CA DRE #01932116

RJ REALTY

888 Brea Canyon Road, Suite 200, Diamond Bar, CA 91789 · 1 of 6

RJ Realty is pleased to present for sale — and simultaneously for lease — 2049–2053 E. 38th Street, a ±38,271 SF multi-purpose industrial facility situated in prime West Vernon between Alameda Street and Santa Fe Avenue. The property offers a rare combination of heavy power, renovated office, flexible mezzanine, and Vernon utility economics in a single owner-user or investment-grade package.

The building features ±4,760 SF of fully renovated office space (2017), an approximately 7,500 SF mezzanine suitable for showroom, QC lab, pick-and-pack, or executive office use, and an open warehouse floor with 16'–26' clear height throughout. A 600-amp electrical panel supports production-level power demands. The property sits on ±34,063 SF of land with dual street frontage on E. 38th Street and Ross Street, two grade-level drive-in doors, approximately 12 surface parking spaces, and a wrought-iron fenced perimeter yard.

The facility is ideally suited for light manufacturing and assembly, fashion apparel and garment production, food processing and co-packing, cosmetics and personal care OEM operations, e-commerce fulfillment and last-mile distribution, and creative studio or production users seeking a DTLA-adjacent location with genuine industrial infrastructure.

Located in the City of Vernon — founded in 1905 as California's exclusively industrial city — the property benefits from municipal utility rates running approximately 30% below SoCal Edison and LADWP rates. For energy-intensive operators, this translates to meaningful direct operating savings month over month. Combined with a :04 emergency response time, streamlined permitting, and one of the lowest business operating cost structures in LA County, Vernon represents a structural advantage that compounds over the life of a lease or ownership hold.

The property is positioned 1.0 mile from the I-10, 1.4 miles from the I-5, 2.8 miles from the DTLA Arts District, and approximately 22 miles from the Ports of Los Angeles and Long Beach — providing immediate freeway connectivity and same-day delivery reach across Greater Los Angeles.

## THE VERNON ADVANTAGE

- Utility rates approximately 30% below SoCal Edison and LADWP
- :04 emergency response time · Streamlined municipal permitting
- M-2 / VEM zoning supports broadest range of industrial uses in LA County
- Lowest cost industrial operating environment in LA County



AERIAL — PROPERTY OVERVIEW



ORIGINAL 1918 WOOD-FRAME INTERIOR

# PROPERTY HIGHLIGHTS

Building, Site & Operational Specifications

2049–2053 E. 38TH STREET

VERNON, CA 90058



## BUILDING

|                        |                             |
|------------------------|-----------------------------|
| Total Building Size    | ±38,271 SF                  |
| Renovated Office       | ±4,760 SF (2017)            |
| Mezzanine              | ±7,500 SF                   |
| Year Built / Renovated | 1918 / 2017                 |
| Clear Height           | 16'–26'                     |
| Restrooms              | 5 (3 office, 2 warehouse)   |
| HVAC                   | 3 systems (2 roof, 1 split) |

## SITE

|           |                               |
|-----------|-------------------------------|
| Land Area | ±34,063 SF / ±0.78 AC         |
| Frontage  | Dual — E. 38th & Ross St      |
| Parking   | ±12 surface spaces            |
| Yard      | Wrought-iron fenced perimeter |
| Zoning    | VEM — Vernon Exclusively Mfg. |

## POWER, LOADING & UTILITIES

|                   |                                 |
|-------------------|---------------------------------|
| Electrical Panel  | 600 Amps                        |
| Electrical Meters | 2 meters (buyer to verify)      |
| Loading           | 2 Grade-Level Drive-In Doors    |
| Utilities         | Vernon Municipal — ~30% savings |

## IDEAL USES

- Apparel & garment manufacturing
- Food production & co-packing
- Cosmetics & personal care OEM
- E-commerce / last-mile fulfillment
- Creative production & studio use
- Light assembly & distribution



STUDIO / SHOWROOM SPACE

# LOCATION & FREEWAY ACCESS

DTLA-Adjacent · Immediate Freeway Connectivity

2049-2053 E. 38TH STREET

VERNON, CA 90058



## DISTANCE TO MAJOR FREEWAYS & TRADE CORRIDORS

**1.0 mi**

I-10

**1.4 mi**

I-5

**1.9 mi**

CA-60

**2.8 mi**

DTLA ARTS DIST.

**3.7 mi**

DOWNTOWN LA

**±22 mi**

PORTS LA/LB

### PRIME WEST VERNON LOCATION

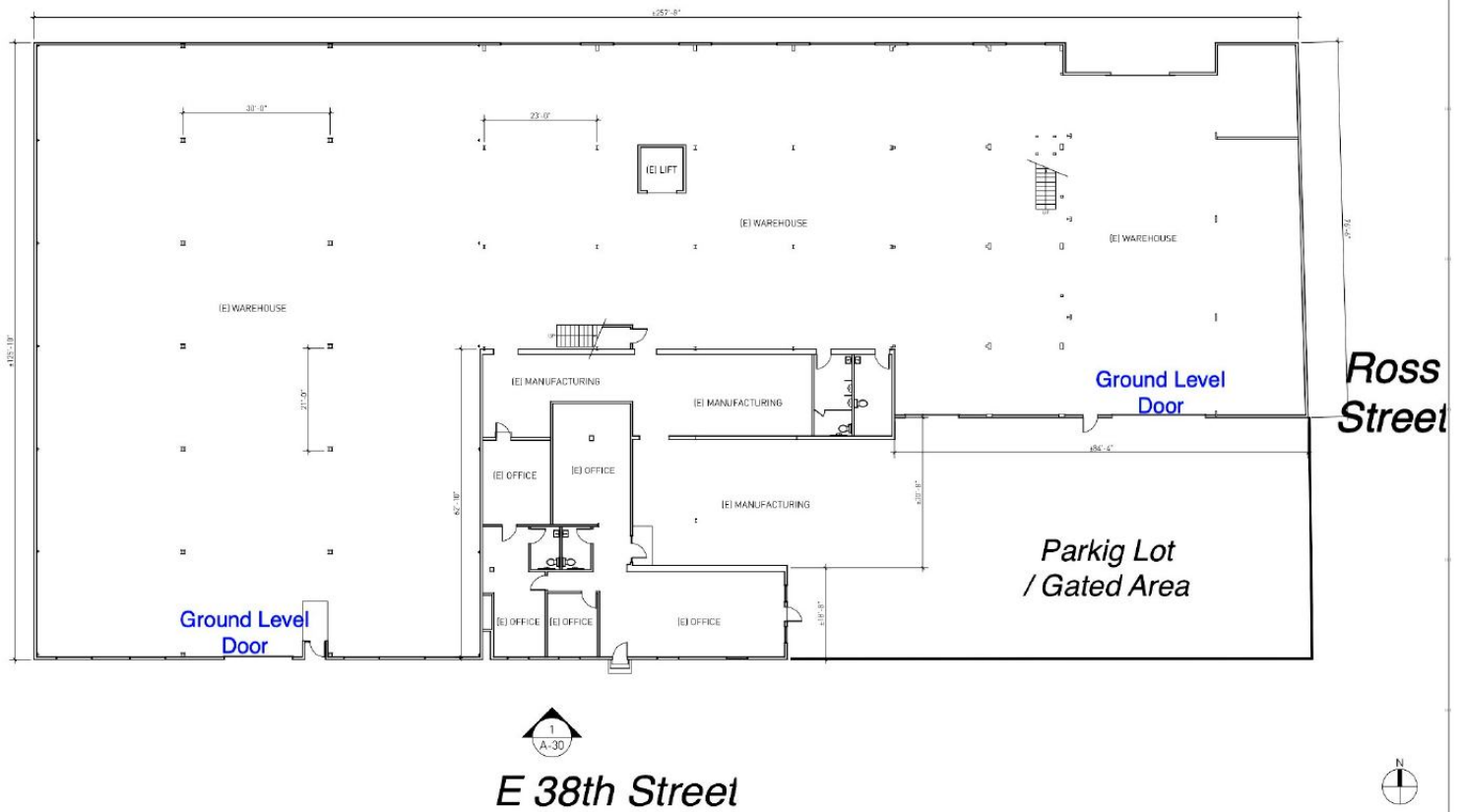
Vernon's M-2 / VEM zoning supports the broadest range of manufacturing, food production, and distribution uses in LA County. Direct access to I-10, I-5, CA-60, and I-110 provides same-day delivery reach across Greater Los Angeles. Ports of LA/LB ±22 miles south.

# FLOOR & SITE PLAN

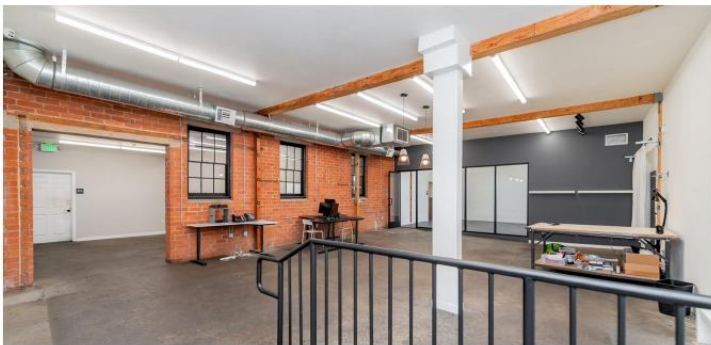
Exterior · Office · Warehouse · Mezzanine

2049-2053 E. 38TH STREET

VERNON, CA 90058



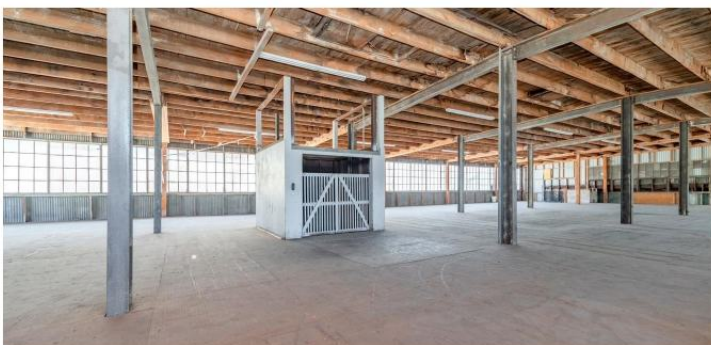
GROUND FLOOR PLAN — 2049-2053 E. 38TH ST., VERNON



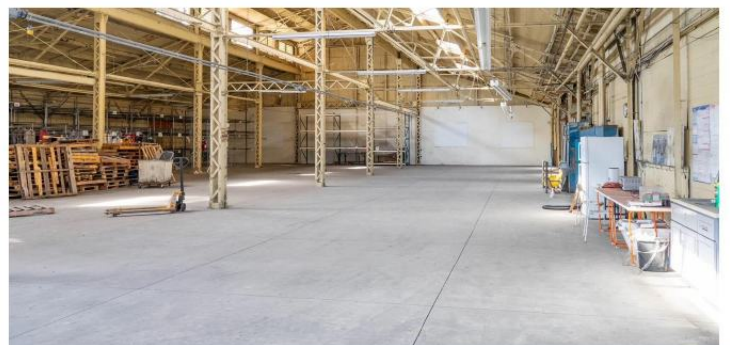
MEZZANINE — EXECUTIVE / SHOWROOM



OPEN WAREHOUSE FLOOR



MEZZANINE — UPPER LEVEL



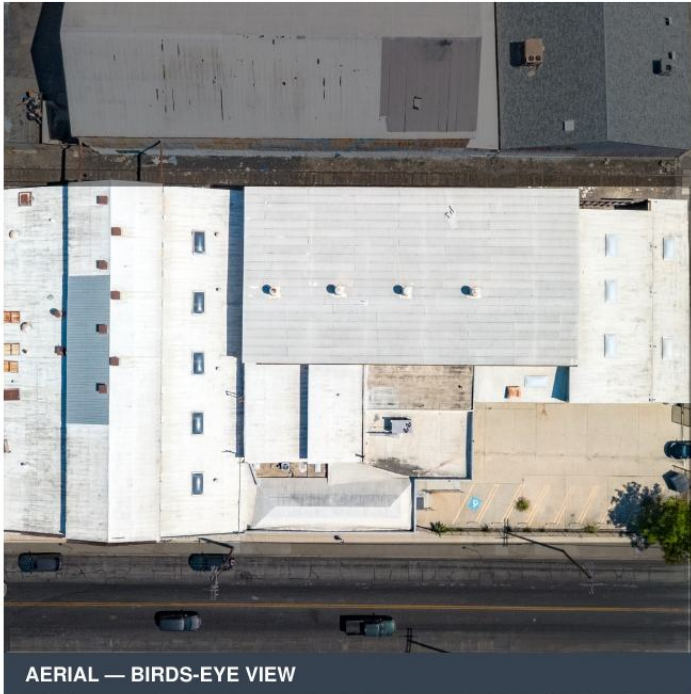
WAREHOUSE — STORAGE & STAGING

# CONTACT & DISCLAIMER

For Tours & Additional Information

2049-2053 E. 38TH STREET

VERNON, CA 90058



AERIAL — BIRDS-EYE VIEW



AERIAL — ANGLED PERSPECTIVE

## DISCLAIMER & ERRORS AND OMISSIONS NOTICE

The information contained herein has been obtained from sources deemed reliable but has not been independently verified by RJ Realty (Ricky & Jessie Realty Inc.), its agents, brokers, or employees. No representation is made as to the accuracy, completeness, or fitness for any particular purpose of the information provided. This offering memorandum is submitted subject to errors, omissions, change of price, terms or conditions, prior sale or lease, or withdrawal without notice and without liability to RJ Realty or its agents. All dimensions, square footages, lot sizes, year built, zoning designations, and financial projections including cap rates, NOI, and rent escalations are estimates and approximations only. Buyers, tenants, and their advisors should independently verify all information through their own due diligence. Financial projections are not guarantees of future performance.

RJ Realty, Inc. · CA DRE #02201099 · Ricky Lee CA DRE #01932116

## RICKY LEE, CCIM

BROKER · MBA · CA DRE #01932116

D 909-348-3956

E rlee@rjrealty.net



## RJ REALTY

Ricky & Jessie Realty Inc. · CA DRE #02201099  
888 Brea Canyon Road, Suite 200, Diamond Bar, CA 91789