



2416 E 24TH ST, VERNON, CA 90058

INDUSTRIAL



FOR LEASE
OFFERING MEMORANDUM



SITE DESCRIPTION

IKON Properties LA is excited to present an exceptional leasing opportunity for a prime 6,568 square-foot property located at 2416 24th St., Los Angeles, California. This facility is strategically situated at the entry point of Vernon, providing immediate access to the 5 and 10 freeways, ensuring excellent connectivity for logistics and commuting.

Key Features:

- Size: 6,568 square feet of versatile space available for lease
- Clearance: 16 feet and above, accommodating a variety of uses
- Accessibility: External dock high, gated parking, and a convenient ramp for ease of access
- Power: Upgraded power supply to support diverse operational needs
- Flexibility: Built-in cnc wall that can remain or be removed, making it ideal for creative flex space, production studios, or warehouse functions
- Amenities: Multiple bathrooms, including one with a shower, and a kitchenette for added convenience.

Zoning and Potential Uses:

The property is zoned [LF1-WH1-6][I2-N], allowing for heavy manufacturing use and supporting a wide range of activities, including:

- Manufacturing of goods and products
- Warehousing and distribution facilities
- Research and development laboratories
- Assembly and production facilities
- Creative flex space for artistic and production endeavors
- Studio facilities for film, photography, or other creative projects
- Heavy equipment repair and maintenance
- Automotive services and repair
- Contractors' yards

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.



PROPERTY HIGHLIGHTS

- [LF1-WH1-6][I2-N] Zoning
- 16 ft clearance
- Exterior dock high
- Gated Parking
- Upgraded power

PROPERTY TYPE
Industrial

AVAILABLE SPACE
6,568 SF



BONUS MEZZANINE
1,226 SF

ASKING RATE
\$1.05 MG

YEAR BUILT
1947

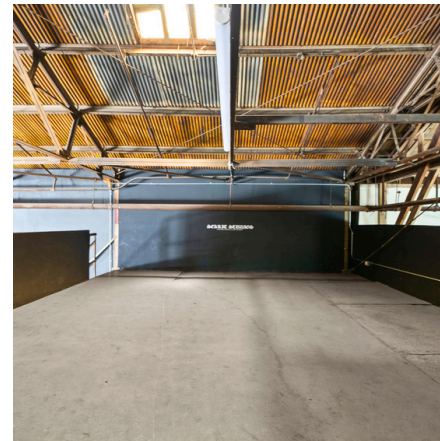
ZONING
[LF1-WH1-6][I2-N]

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PROPERTY PHOTOS



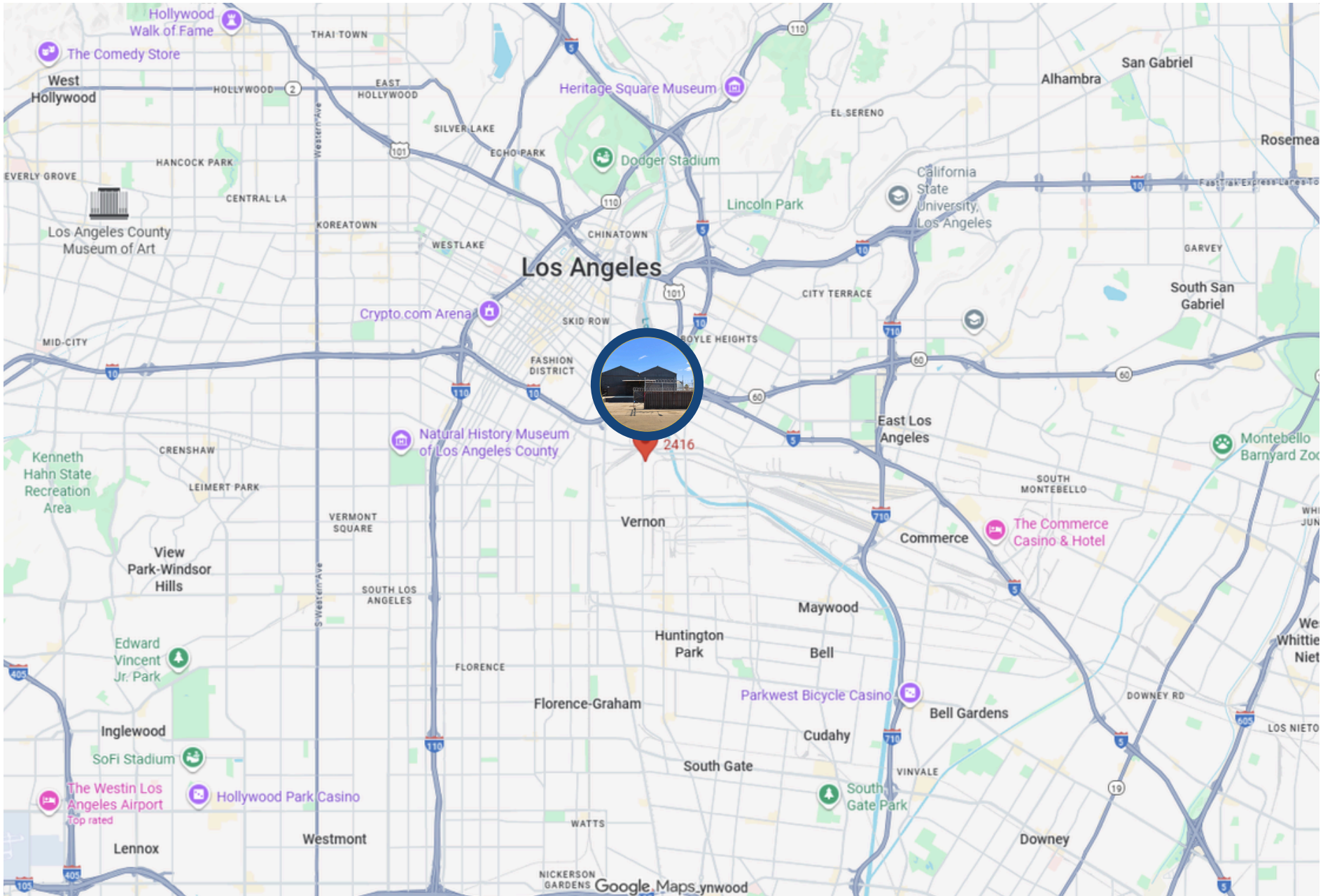
PROPERTY PHOTOS



RETAIL MAP



LOCATION MAP





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