



ZACUTO GROUP  
COMMERCIAL REAL ESTATE

# SUBLEASE

54,000 SF  
DISTRIBUTION/  
WAREHOUSE

2100  
E 49TH  
STREET  
VERNON

# SUBLEASE DETAILS

2100 E 49TH STREET  
VERNON, CA 90058

54,000 SF warehouse with 1,934 SF office  
ideal for distribution

## ASKING PRICE

\$0.95/SF NNN  
+ \$0.49/SF Nets

## TERM

Through 4/30/26

## BUILDING SIZE

54,000 SF

## CLEAR HEIGHT

22'-24' clear

## OFFICE SIZE

1,934 SF

## COLUMN SPACING

20' x 65'

## LOADING DOORS

6 DH + 1 GL

## SPRINKLERS

Calculated fire sprinkler  
system .33/4,000 GPM

- Great distribution facility
- Recently refurbished
- Deliverable within 30-60 days

## LISTING TEAM



### JAKE ZACUTO

Managing Director

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BRE #01377441

### LEOR BINSHTOCK

Executive Vice President

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### BENJI GRIBNAU

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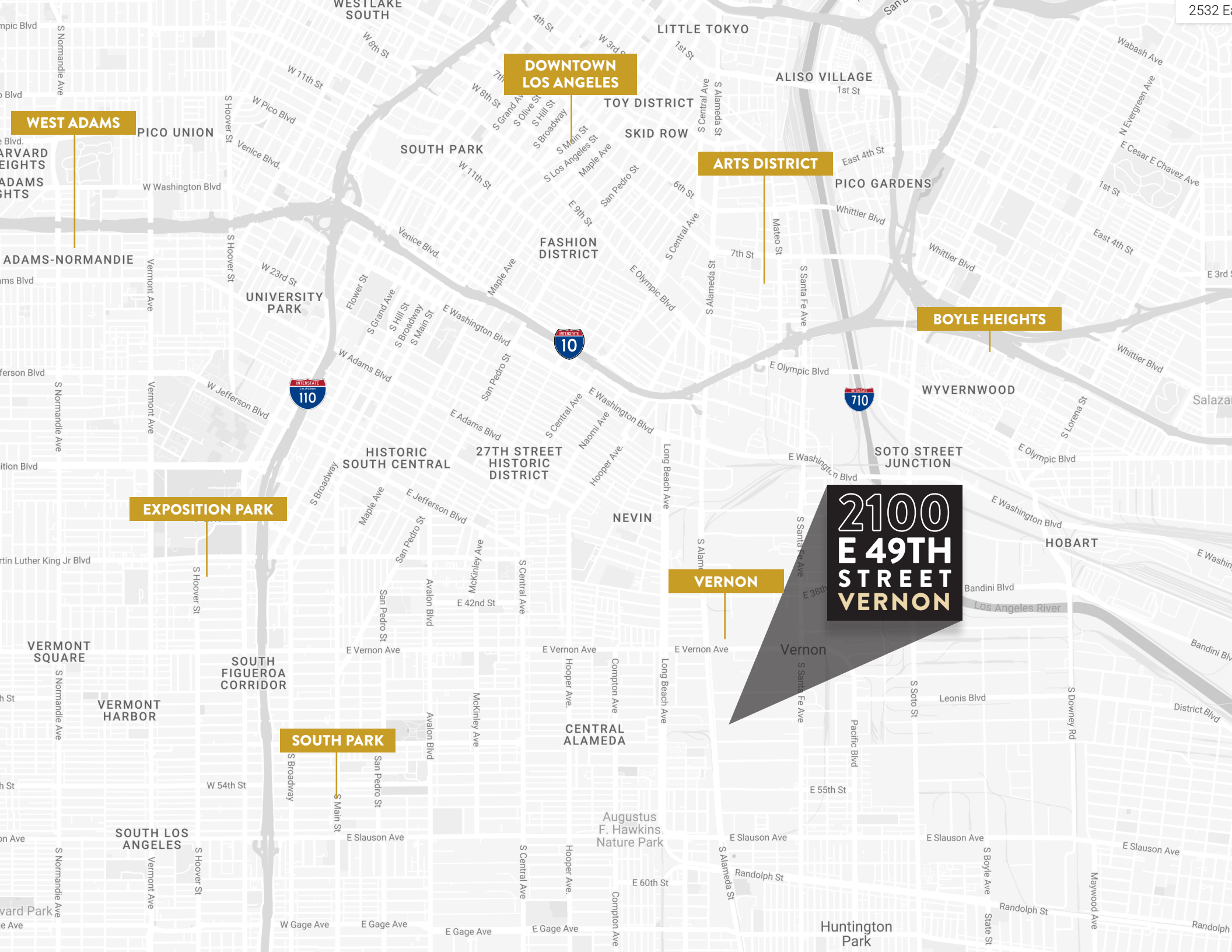
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# INTERIOR PHOTOS





2100  
E 49TH  
STREET  
VERNON



**WEST ADAMS**

**DOWNTOWN LOS ANGELES**

**ARTS DISTRICT**

**BOYLE HEIGHTS**

**EXPOSITION PARK**

**VERNON**

**SOUTH PARK**

**2100  
E 49TH  
STREET  
VERNON**

ARVARD EIGHTS  
ADAMS EIGHTS

ADAMS-NORMANDIE

UNIVERSITY PARK

SOUTH PARK

FASHION DISTRICT

TOY DISTRICT

SKID ROW

LITTLE TOKYO

ALISO VILLAGE

PICO GARDENS

WYVERNWOOD

SOTO STREET JUNCTION

HOBART

HISTORIC SOUTH CENTRAL

27TH STREET HISTORIC DISTRICT

NEVIN

CENTRAL ALAMEDA

Augustus F. Hawkins Nature Park

Huntington Park

VERMONT SQUARE

VERMONT HARBOR

SOUTH FIGUEROA CORRIDOR

SOUTH LOS ANGELES

# 2100 E 49TH STREET VERNON



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