

# FOR SALE

±26,794 SF TOTAL BLDGS

# 5519

JILLSON ST

COMMERCE, CA 90040



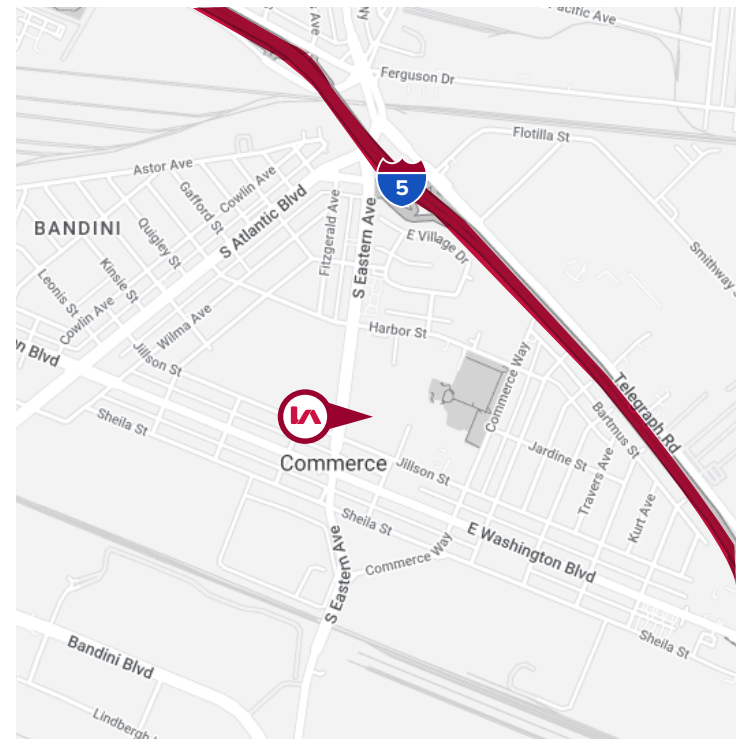
## MAJOR PRICE REDUCTION

### SALE PRICE: \$7,600,000

### PROPERTY HIGHLIGHTS

-  City of Commerce Housing Opportunity Overlay
-  ±26,794 SF of Buildings
-  ±53,946 SF of Land
-  Adjacent to City Hall in City of Commerce
-  Well Maintained Clean Buildings
-  12' - 18' Clear Height
-  4 GL Doors & 2 DH Positions
-  Zoning: CMM2
-  Heavy Power: 1,000 Amps, 277 / 480 V
-  Easy Access to I-5 Freeway and Eastern Ave
-  Occupied by Short Term Tenants
-  Suitable for Owner-Users, Investors or Developers

**ASKING PRICE: \$7,600,000**



**Touring Instructions: Do not disturb tenants.**  
Email Agent at least 24 hours in advance.

### SEHYUNG KIM

Senior Vice President | LIC NO 01327276

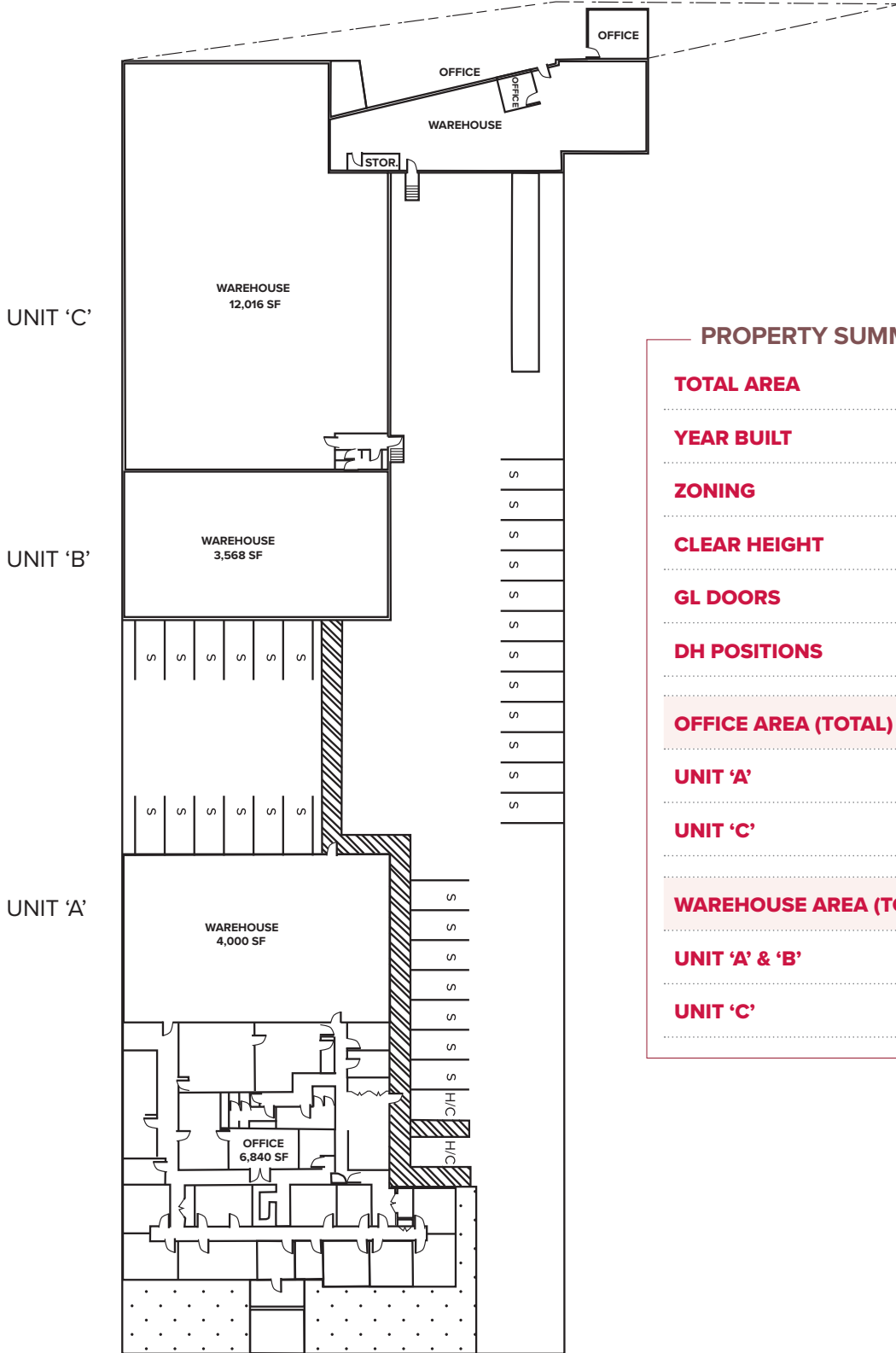
skim@lee-associates.com | 213.290.3599

[www.skimcre.com](http://www.skimcre.com)

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## SITE PLAN



### PROPERTY SUMMARY

<b>TOTAL AREA</b>	±26,794 SF
<b>YEAR BUILT</b>	1952
<b>ZONING</b>	CMM2
<b>CLEAR HEIGHT</b>	12' - 18'
<b>GL DOORS</b>	4 (19' x 11' - 10' x 11')
<b>DH POSITIONS</b>	2 (12' x 12')
<b>OFFICE AREA (TOTAL)</b>	±7,210 SF
<b>UNIT 'A'</b>	±6,840 SF
<b>UNIT 'C'</b>	±370 SF
<b>WAREHOUSE AREA (TOTAL)</b>	±19,584 SF
<b>UNIT 'A' &amp; 'B'</b>	±7,568 SF
<b>UNIT 'C'</b>	±12,016

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## AERIAL & LOCAL LANDMARKS



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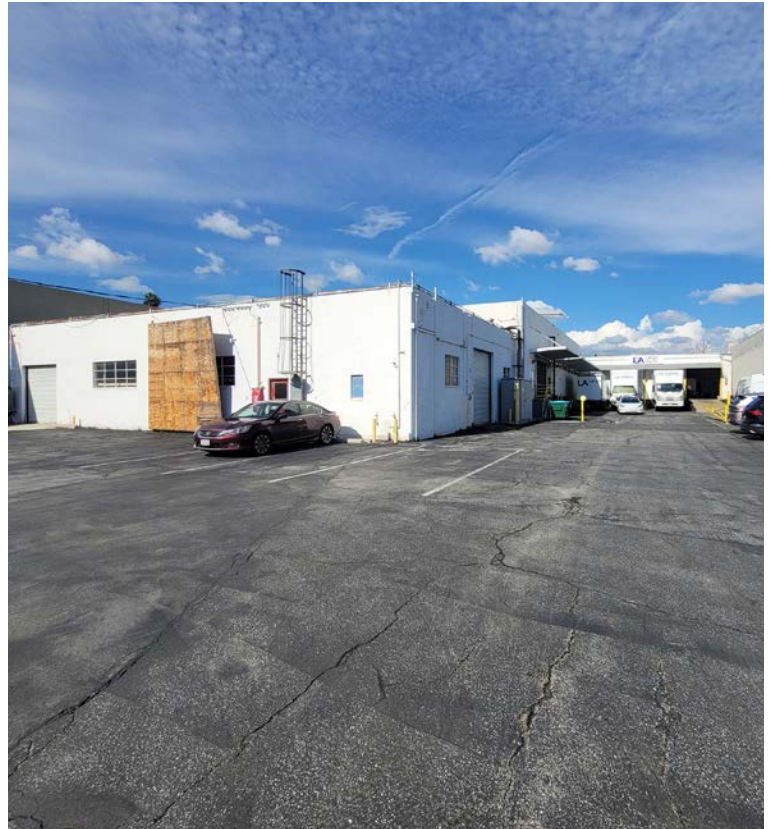
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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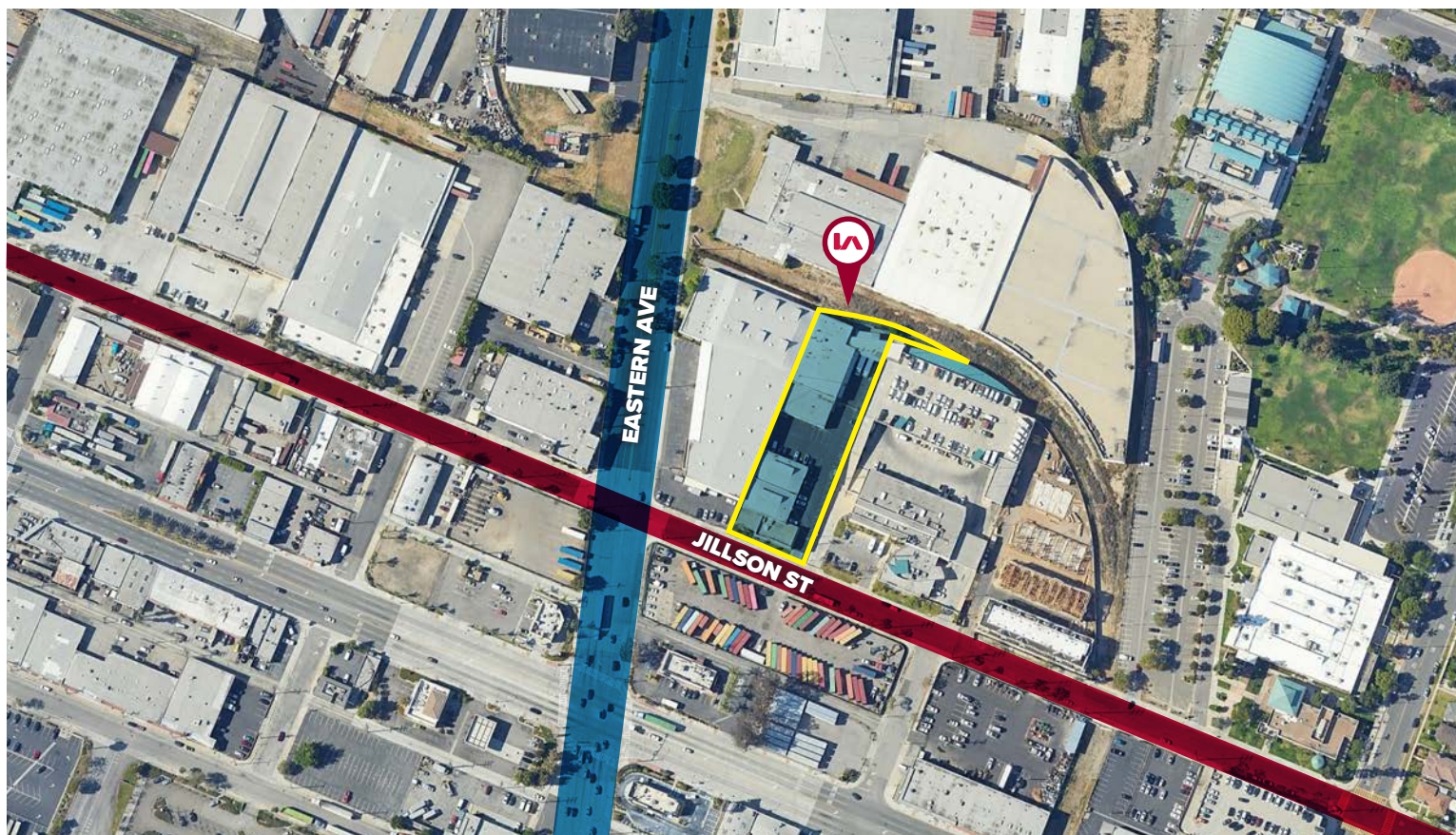
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## STREET VIEW



## AERIAL VIEW



### SEHYUNG KIM

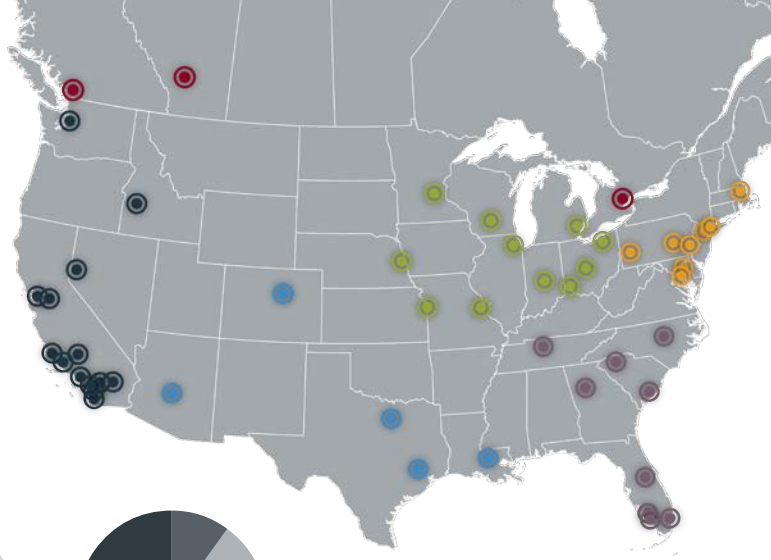
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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

**160+**  
**YEARS**

BROKERAGE  
EXPERIENCE



INTERNATIONAL  
PRESENCE &  
LOCAL EXPERTISE

**1.2+**  
**MILLION**

SF IN ACTIVE  
LISTINGS

MARKET SHARE  
IN THE INDUSTRY

**+35%**

## ABOUT US

Since 1979, Lee & Associates has reimagined the way that commercial real estate companies should be structured. Each Lee & Associates office is owned and operated by its professionals. As shareholders of the company, this separates us from our competition and creates one common goal; to provide seamless, consistent execution and value-driven market-to-market services to our clients.

Every Lee & Associates office delivers world-class service to an array of regional, national, and international clients - from small businesses and local investors to major corporate users and institutional investors.



*Largest Broker-Owned  
CRE Firm in  
North America*



*Cooperation and  
Collaboration*



*Industrial,  
Commercial,  
and Investment  
Services*

## NATIONWIDE PRESENCE

- |            |           |                        |                  |
|------------|-----------|------------------------|------------------|
| California | Indiana   | District Columbia (DC) | Tennessee        |
| Idaho      | Illinois  | Massachusetts          | North Carolina   |
| Nevada     | Kansas    | Maryland               | South Carolina   |
| Washington | Ohio      | New York               | Canada: Alberta  |
| Arizona    | Michigan  | New Jersey             | British Columbia |
| Colorado   | Minnesota | Pennsylvania           | Ontario          |
| Louisiana  | Missouri  | Florida                |                  |
| Texas      | Nebraska  | Georgia                |                  |

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