
COMMERCE, CA

2854 Supply Ave

FOR SALE

24,968 SF

NEWMARK

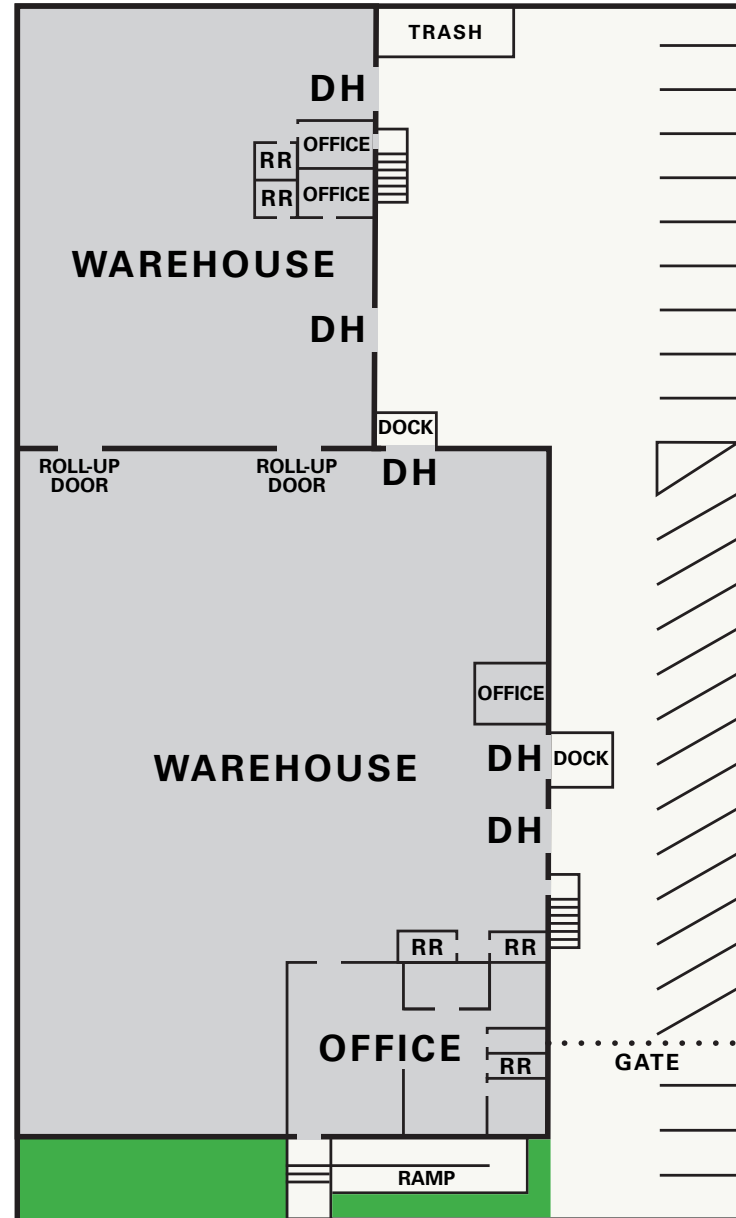
AVAILABLE FOR SALE

2854 Supply Avenue Commerce, CA 90040

APN	6354-022-022
Building SF	24,968
Land SF	43,780
Coverage	57%
Acres	1.01
Office SF	1,800
Office %	7.21%
Office Heat & AC	Yes
DH	5 (10' x 10')
Clear	15'
Power	400 amps, 240V, 3 phase
Construction	Concrete Tilt-up
Sprinkler Calc.	.33/3000
Built	1957
Roof Condition	New- 2023
Zoning	M2
Parking Spaces	20+

Sale Price	\$7,165,816
Price/SF Bldg	\$287.00
Price/SF Land	\$163.68

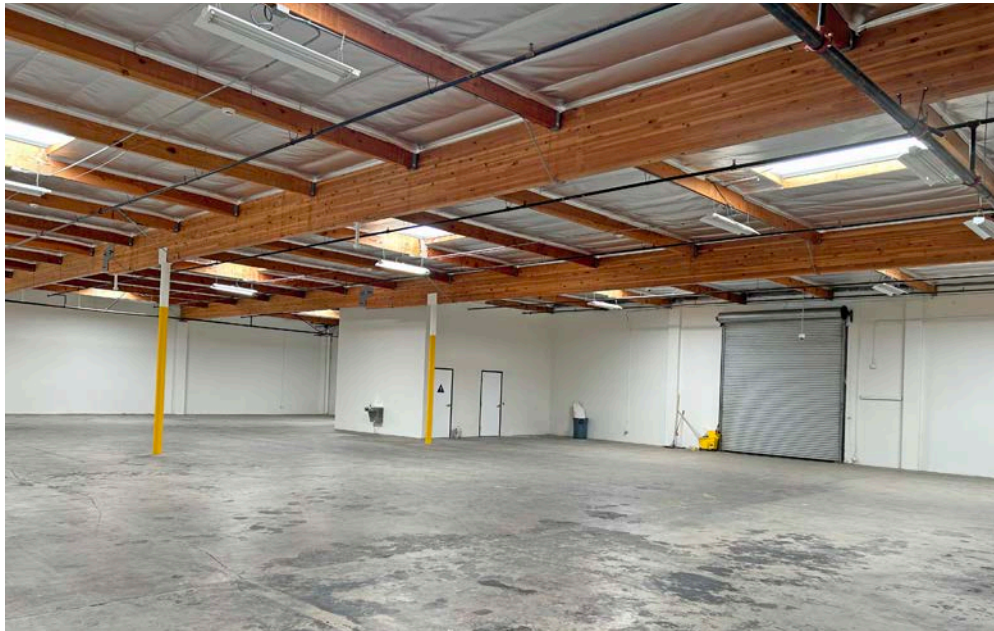
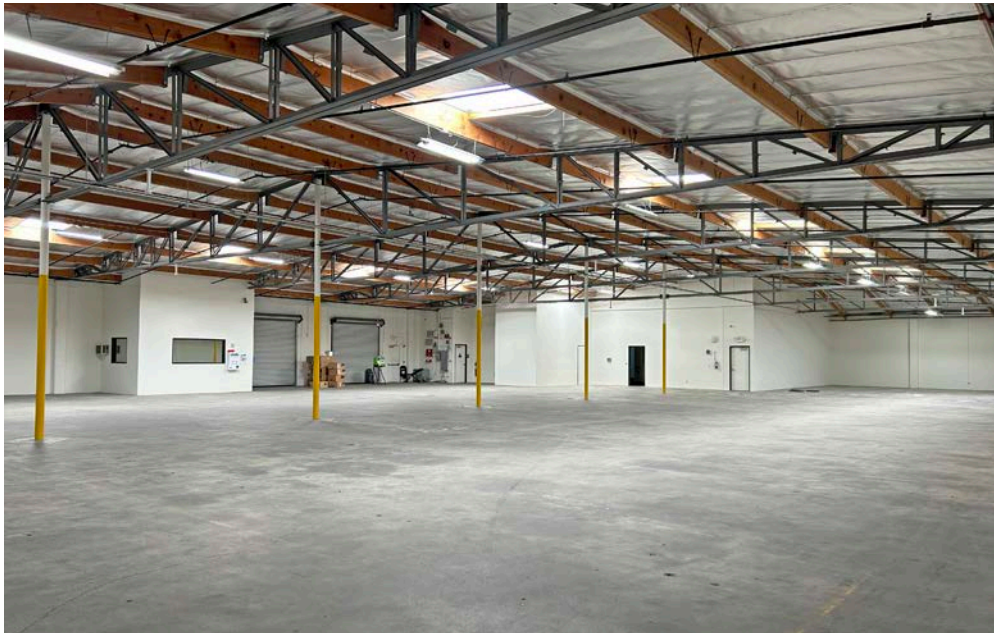
Notes
New Roof
Recently Refurbished Office



SUPPLY AVE

NOT TO SCALE

2854 SUPPLY AVENUE



NEWMARK



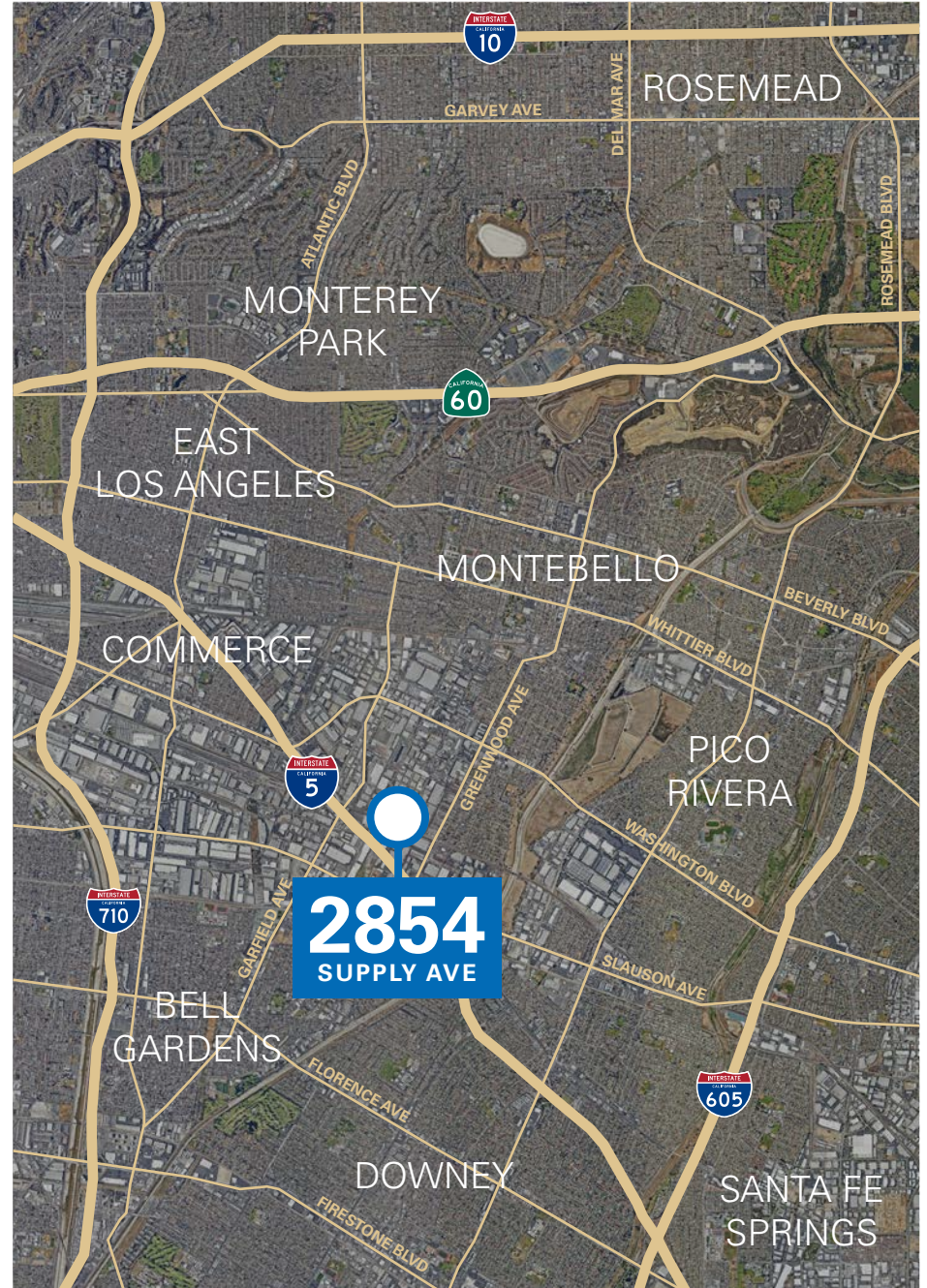
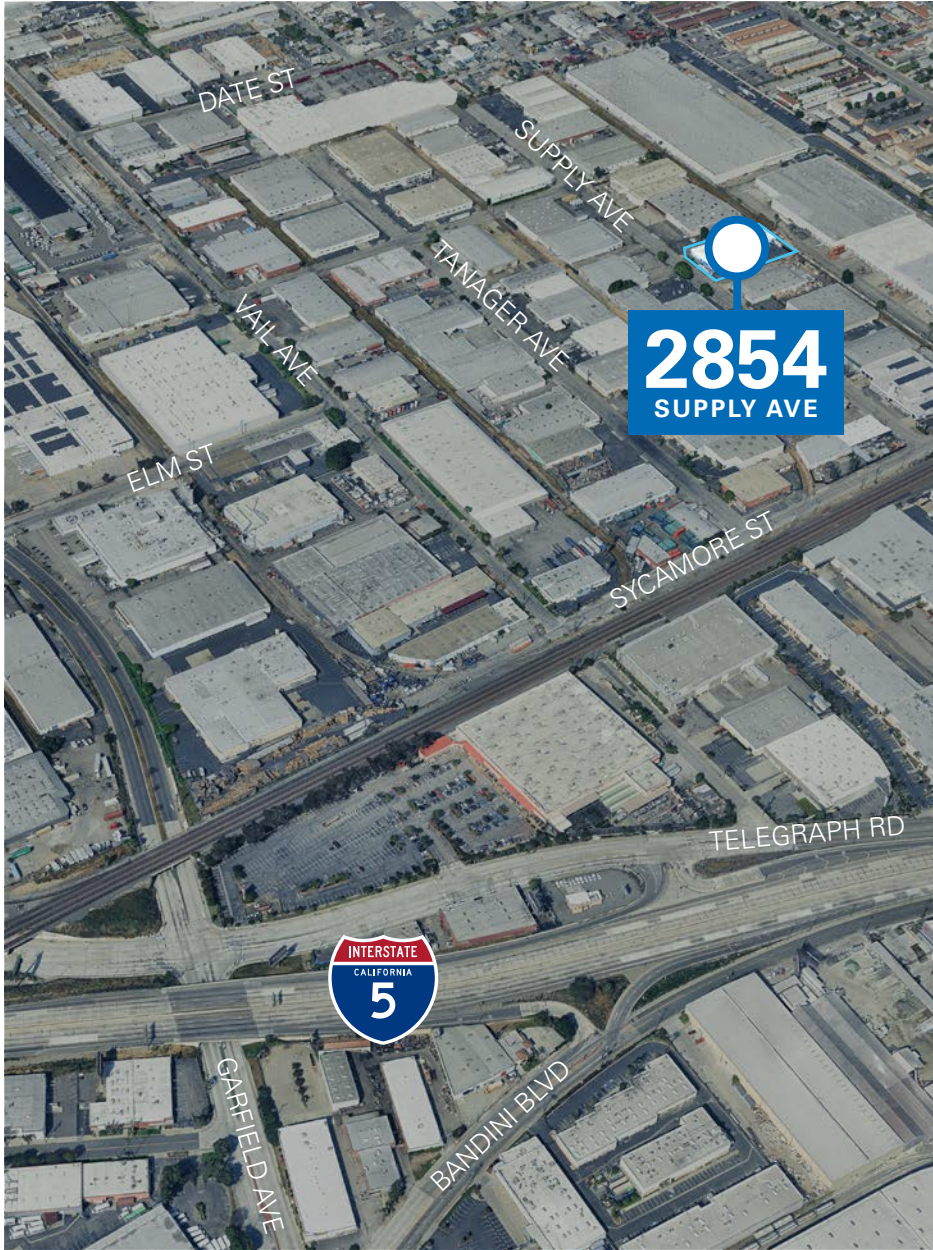
2854 SUPPLY AVENUE



NEWMARK



2854 SUPPLY AVENUE



2854 SUPPLY AVENUE

10 Miles

DOWNTOWN LOS ANGELES

21 Miles

PORTS OF LOS ANGELES / LONG BEACH

22 Miles

LOS ANGELES INTERNATIONAL AIRPORT

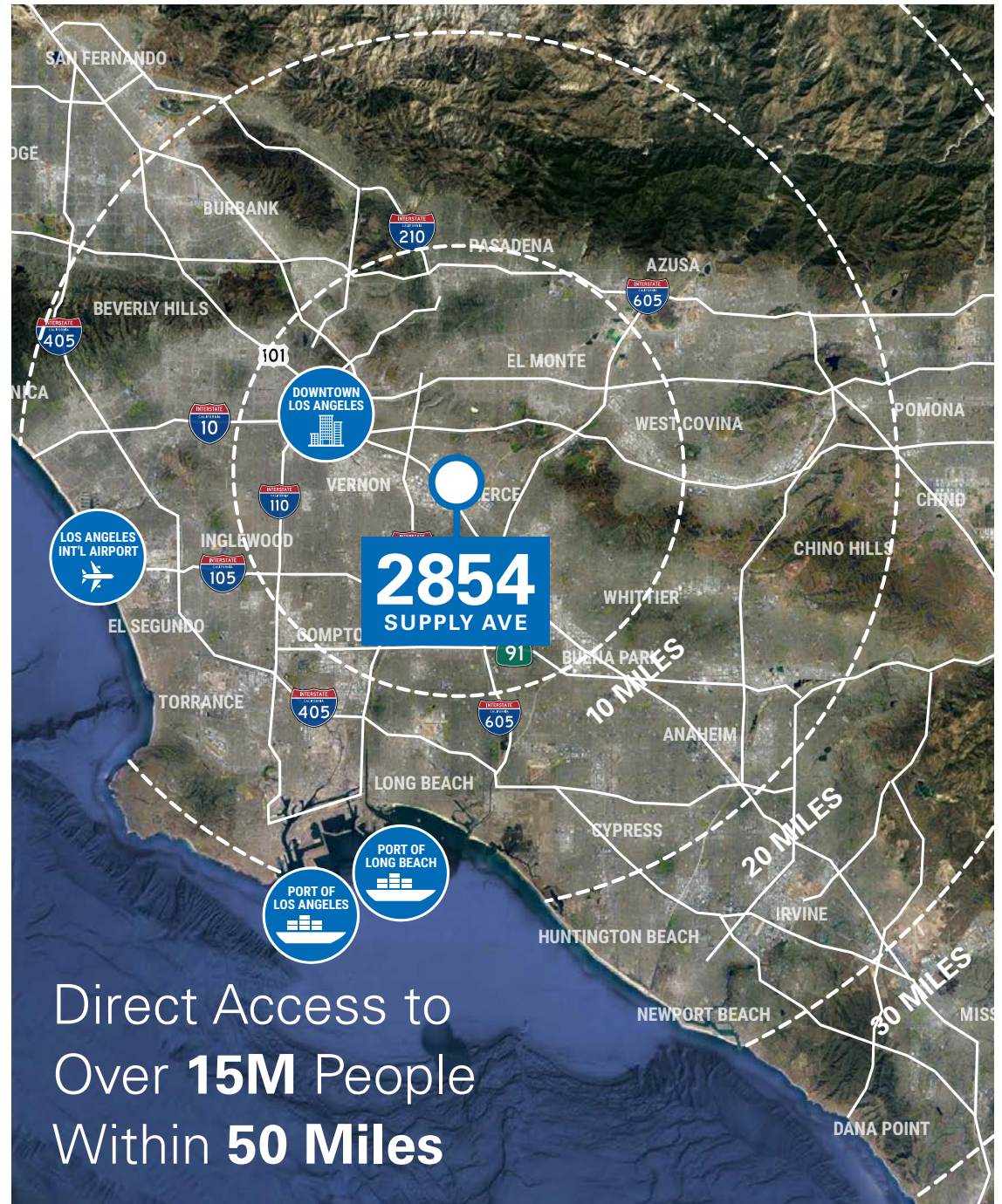


CITY OF COMMERCE

M-2
HEAVY MANUFACTURING ZONE
ZONING

The Heavy Manufacturing Zone (M-2) in the City of Commerce is generally intended for heavy industrial and logistics activities. It accommodates intensive manufacturing, processing, warehousing, distribution, and related transportation functions. Given Commerce's location along major freeways and rail corridors, M-2 parcels are often used for high-throughput logistics, food and product manufacturing, and support services for goods movement.

NEWMARK

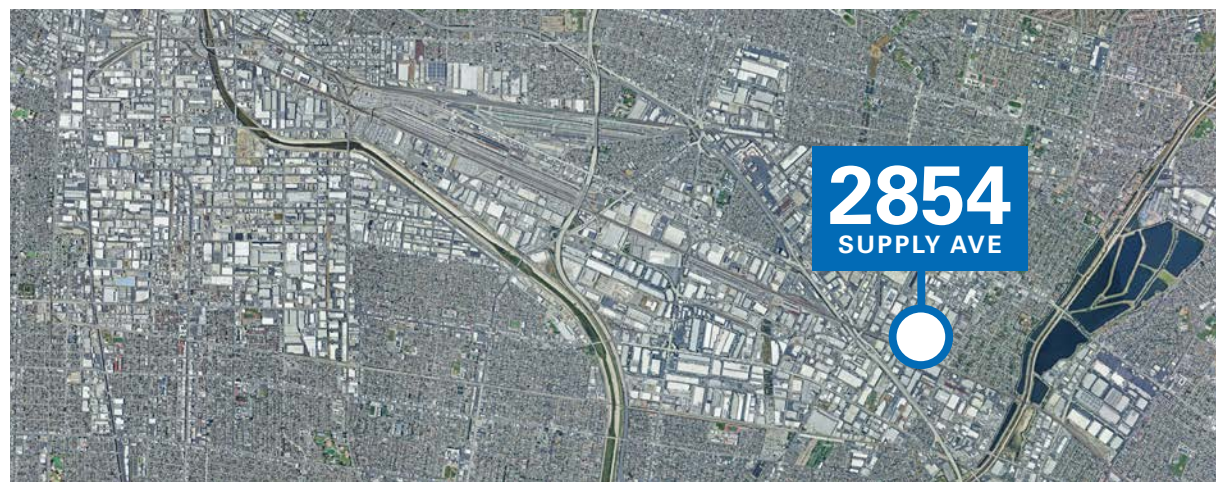


2854 SUPPLY AVENUE








CENTRAL INDUSTRIAL MARKET OBSERVATIONS | 1Q 2026

LEASING MARKET FUNDAMENTALS

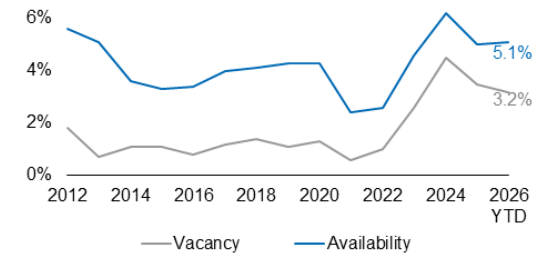
- Most of Central’s inventory is in Downtown Los Angeles, Commerce and Vernon.
- Union Pacific and BNSF have Class 1 freight railyards in the City of Commerce, which connect to the Alameda Corridor.
- The submarket retains a strong manufacturing presence, especially in food production. Warehouse occupiers across all industry segments are also present.
- Vernon offers competitive electric rates (good for cold storage operators), while Commerce has no municipal property tax, no utility tax and low business license fees.
- Vacancy fell 30 basis points quarter-over-quarter to reach a two-year low of 3.2%. Central’s vacancy rate is currently the lowest of any LA submarket.
- Central boasted 1.1 MSF in first-quarter net absorption gains, the largest gains of any LA submarket. Big-box move-ins by tenants such as Amazon (615 KSF), Speed Xpress (327 KSF), and H&T Seafood (159 KSF) accounted for the strong showing.
- Central’s first-quarter leasing activity rose 10.3% from the preceding quarter and 3.2% year-over-year. By comparison, leasing activity across Greater LA increased 33.7% over the preceding quarter and 3.0% year-over-year.
- Under-construction activity includes four unleased buildings totaling 556 KSF.



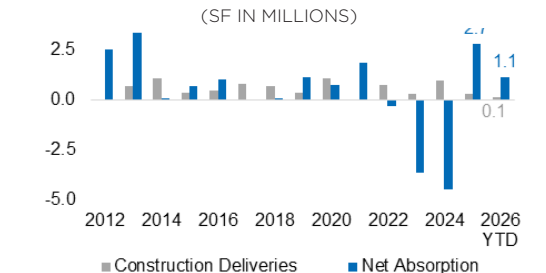
MARKET 101s

 Population: 13.1M (within a 1-hour drive-time)	 Working Population: 519K (19% Aged 25+ have a BA Degree or Higher)
 # of Households: 4.6M (within a 1-hour drive-time)	 Major Freeways: 5, 10, 60, 101, 110, 605, 710
 Avg. Household Income: \$137,558 (within a 1-hour drive-time)	 Seaports: Los Angeles-Long Beach
	 Cargo Airport: LAX

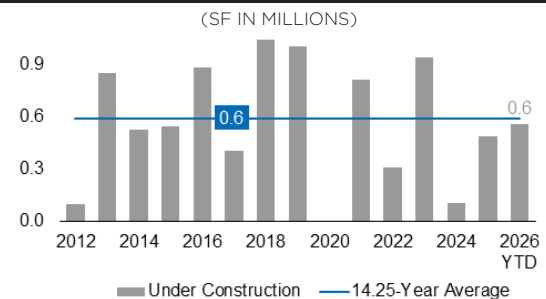
TOTAL VACANCY AND AVAILABILITY RATES



CONST. DELIVERIES AND NET ABSORPTION



UNDER CONSTRUCTION



COMMERCE, CA

2854 Supply Ave

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