

FOR SALE

±26,794 SF TOTAL BLDGS

5519

JILLSON ST

COMMERCE, CA 90040

MAJOR PRICE REDUCTION
SALE PRICE: \$6,950,000

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

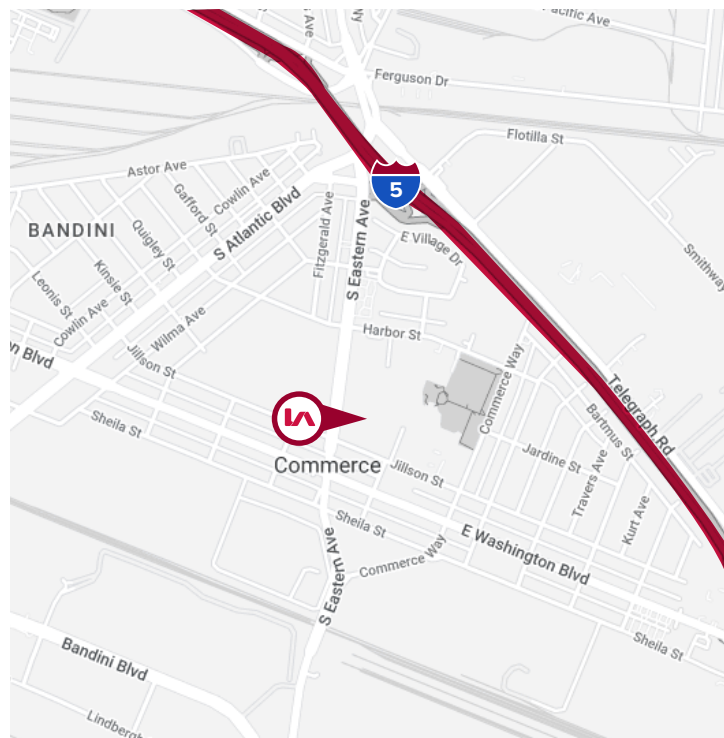


Occupied by Short Term Tenants



Suitable for Owner-Users, Investors or Developers

ASKING PRICE: \$6,950,000



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

SEHYUNG KIM

Senior Vice President | LIC NO 01327276

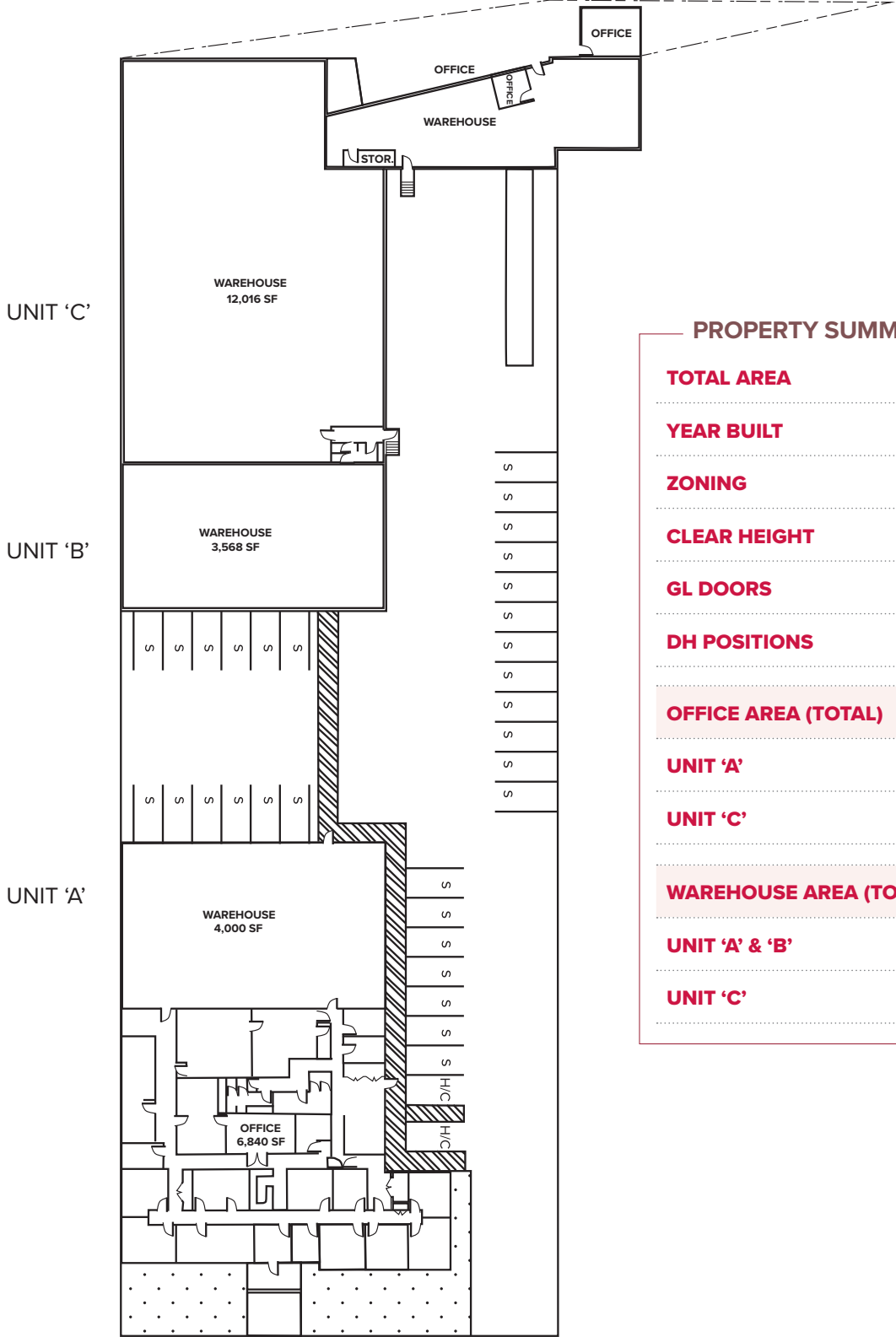
skim@lee-associates.com | 213.290.3599

www.skimcre.com

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SITE PLAN



PROPERTY SUMMARY

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

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AERIAL & LOCAL LANDMARKS



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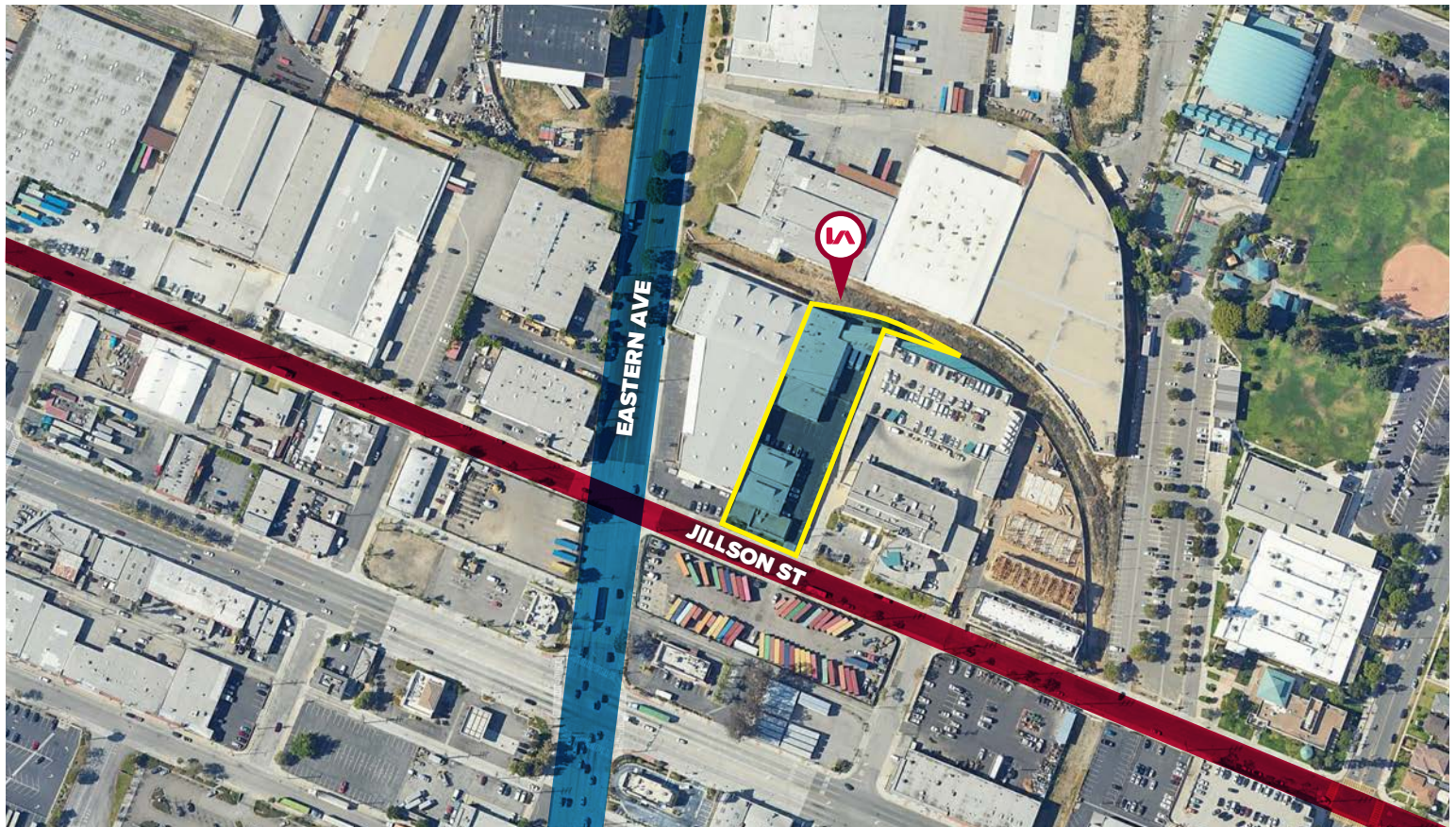
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STREET VIEW



AERIAL VIEW



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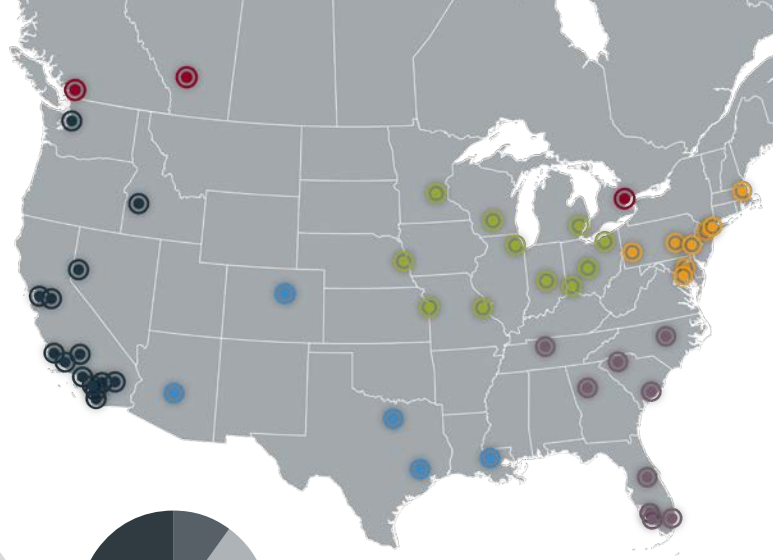
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Since 1979, Lee & Associates has reimagined the way that commercial real estate companies should be structured. Each Lee & Associates office is owned and operated by its professionals. As shareholders of the company, this separates us from our competition 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.



NATIONWIDE PRESENCE

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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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