

# FOR SUBLEASE

## ±70,858 SF

### WAREHOUSING/ DISTRIBUTION FACILITY

# 1345

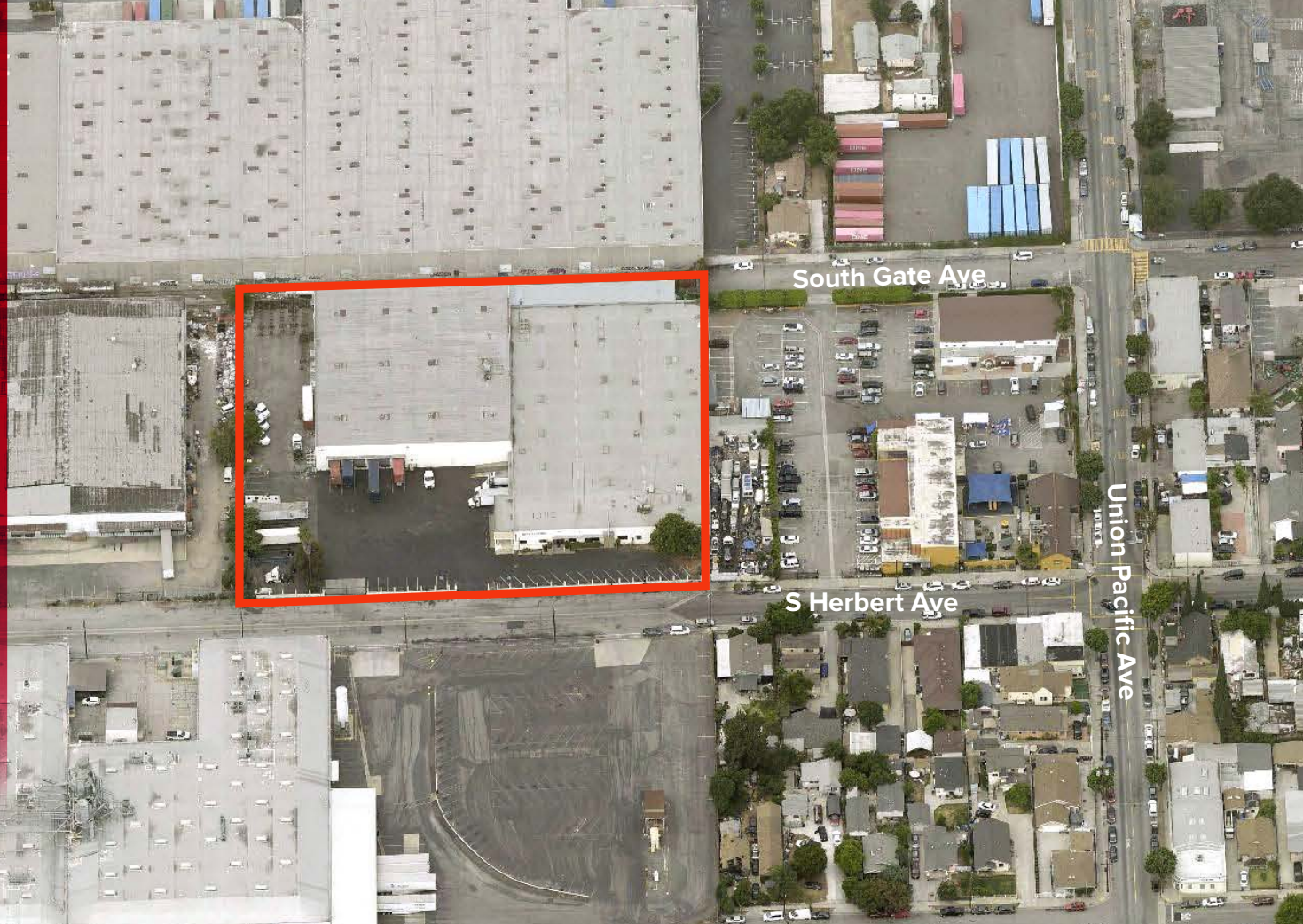
S. HERBERT AVE  
COMMERCE, CA 90023

#### PRICING SUMMARY:

**LEASE RATE ▶ \$53,144/MO GRS**

**\$0.75 PSF**

**(\$0.50 PSF IF THE SUB-LESSEE DOES NOT  
UTILIZE THE FREEZERS)**



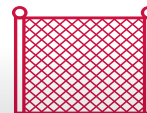
**EXCELLENT  
WAREHOUSING/  
DISTRIBUTION  
FACILITY**



**135' TRUCK  
TURNING  
RADIUS**



**9 DOCK HIGH  
LOADING  
POSITIONS**



**AMPLE TRUCK  
YARD WITH  
FENCED PARKING  
LOT**



**2 FREEZERS  
(1) 1,275 SF  
(1) 2,374 SF**



**SHORT TERM  
SUBLEASE  
THROUGH  
10/31/2026**

**PETER D. BACCI**

SIOR | Executive VP, Principal | LIC NO 00946253

e [pbacci@lee-associates.com](mailto:pbacci@lee-associates.com)

o 323.767.2022

**JP GORMLY**

Vice President | Principal | LIC NO 01921853

e [jpgormly@lee-associates.com](mailto:jpgormly@lee-associates.com)

o 323.767.2036

**ADAM VILAN**

Senior Associate | LIC NO 01903742

e [avilan@lee-associates.com](mailto:avilan@lee-associates.com)

o 323.767.2047



Lee & Associates - Los Angeles Central | CORP ID 01125429  
5675 Telegraph Road Suite 300, Los Angeles, CA 90040

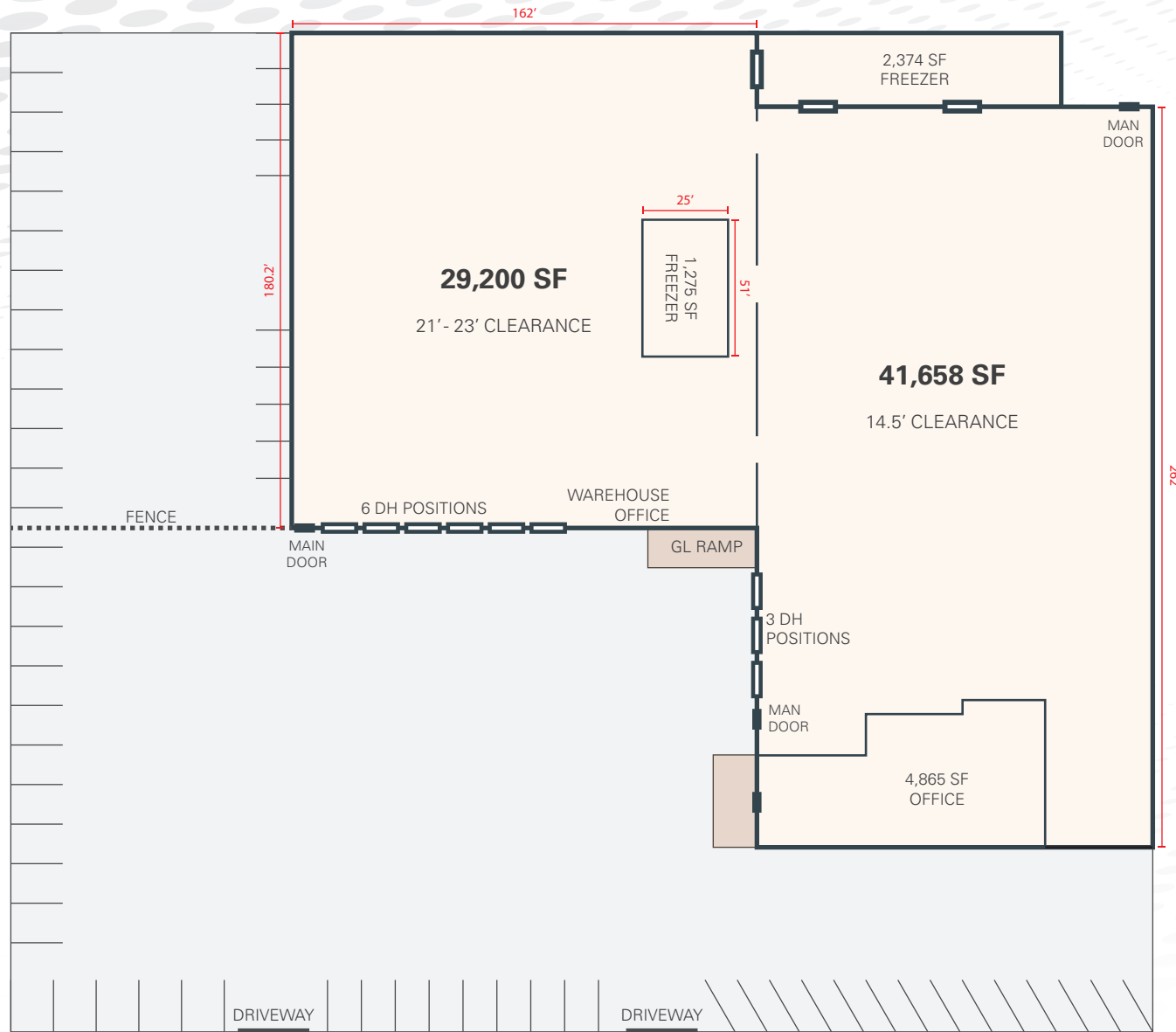
[LEE-ASSOCIATES.COM](http://LEE-ASSOCIATES.COM)

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

# ±70,858 SF Warehousing/Distribution Facility

1345 S HERBERT AVE • COMMERCE

## SITE PLAN



HERBERT AVE



NOTE: Drawing not to scale. All measurements and sizes are approximate.

# ±70,858 SF Warehousing/Distribution Facility

1345 S HERBERT AVE • COMMERCE

## PROPERTY PHOTOS



© 2014 DISTRICT 104, ALL RIGHTS RESERVED

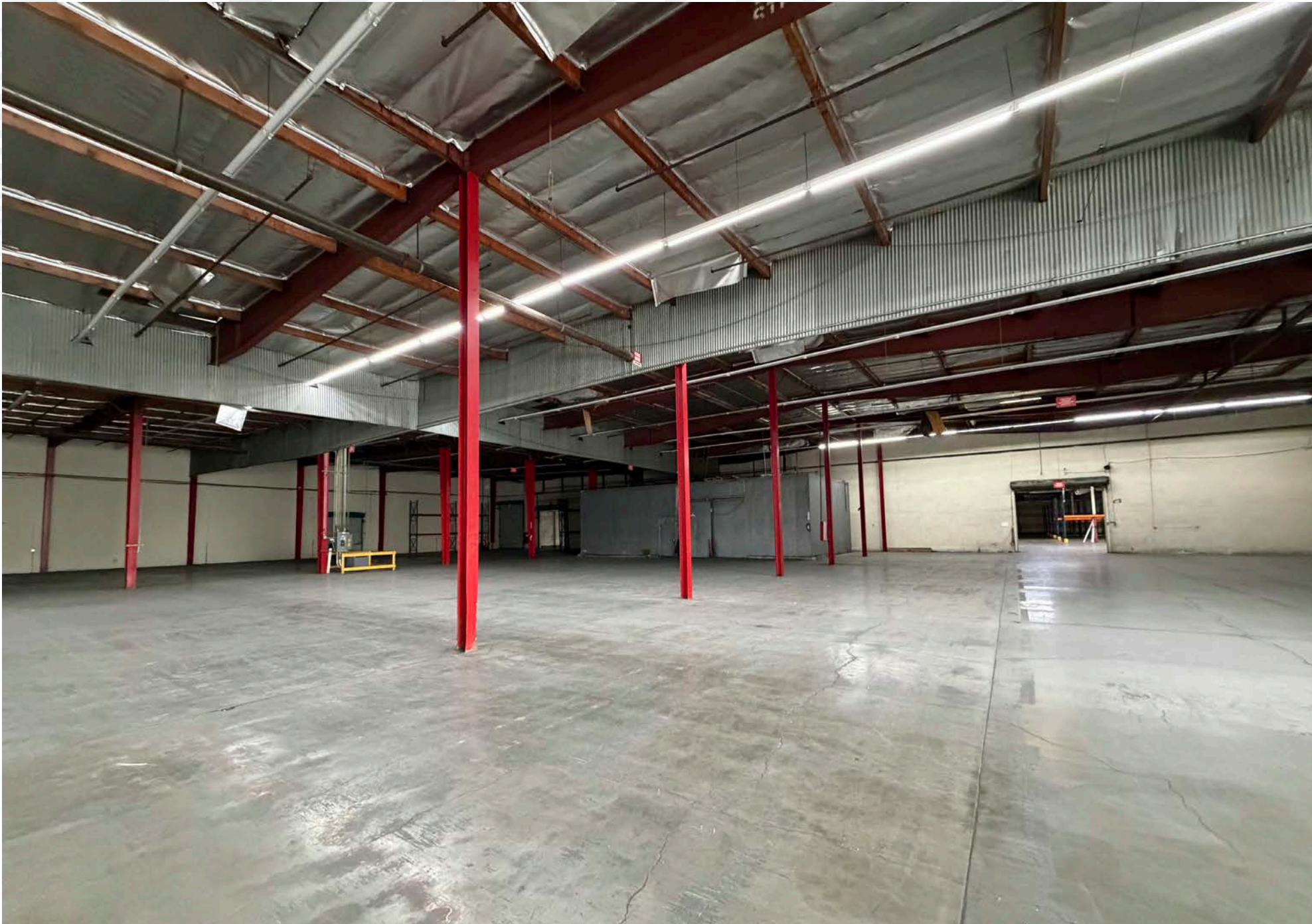




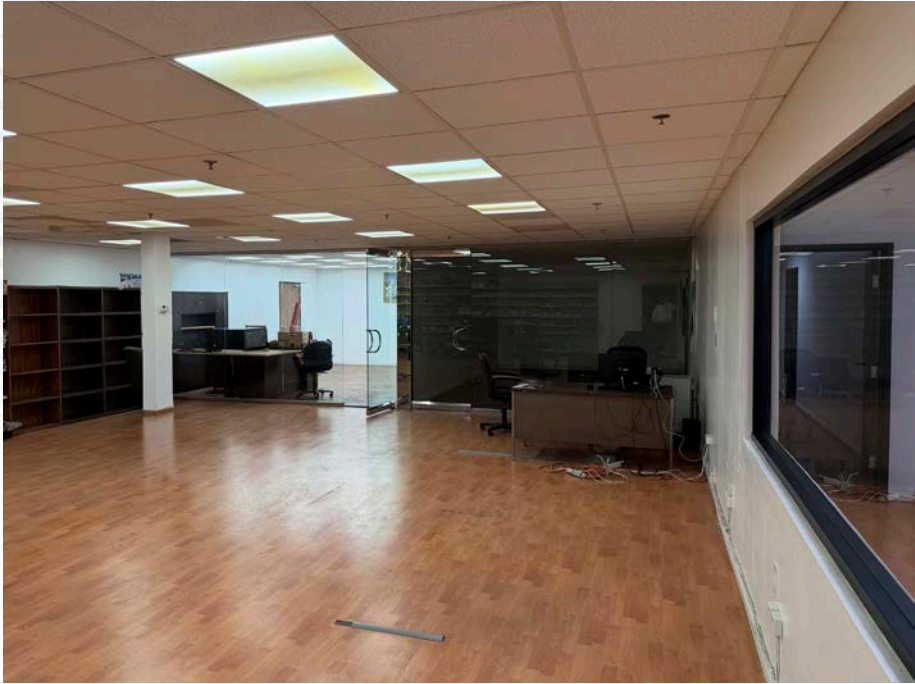


±70,858 SF Warehousing/Distribution Facility

1345 S HERBERT AVE • COMMERCE



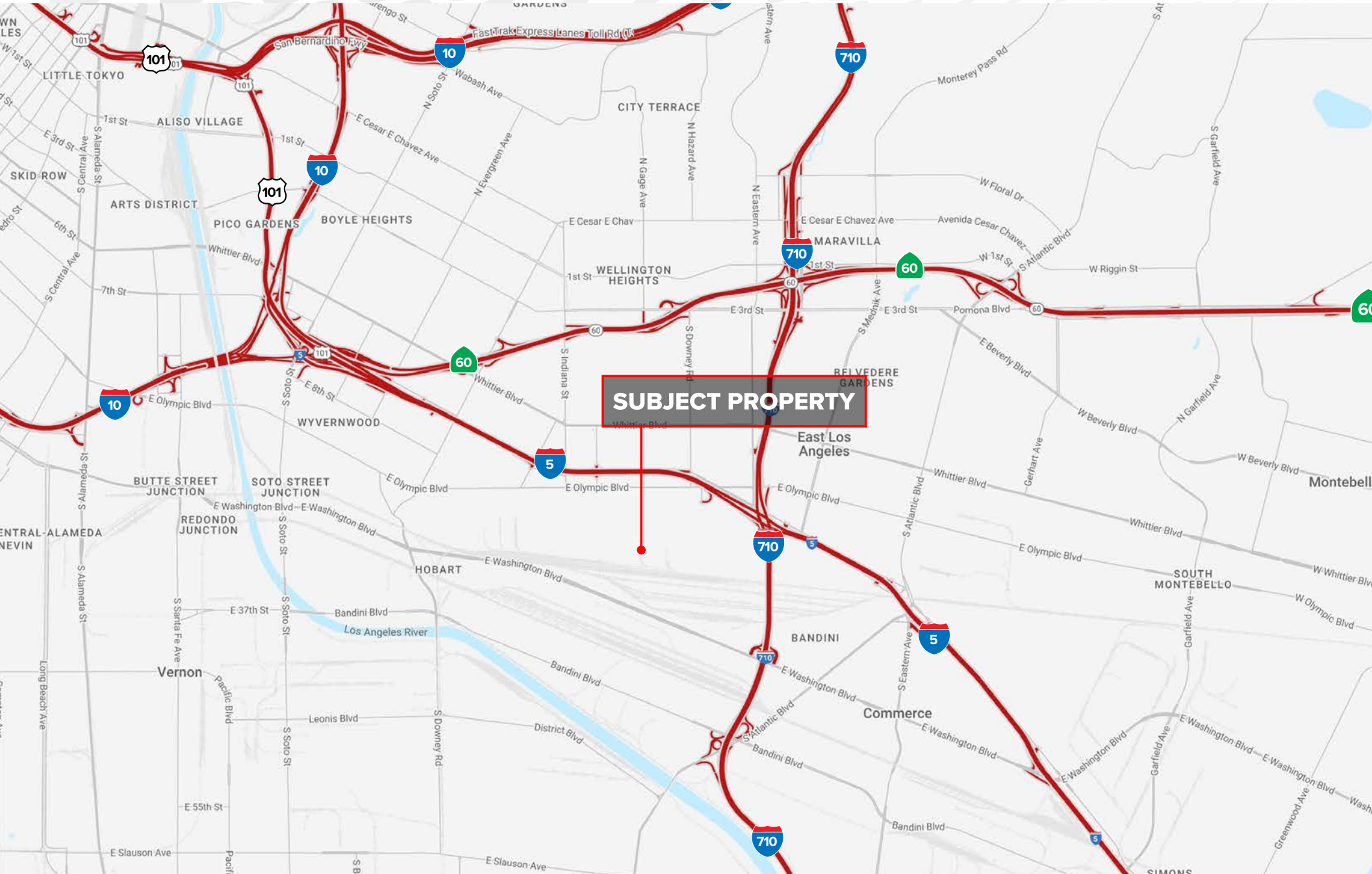




# ±70,858 SF Warehousing/Distribution Facility

1345 S HERBERT AVE • COMMERCE

## LOCATION MAP

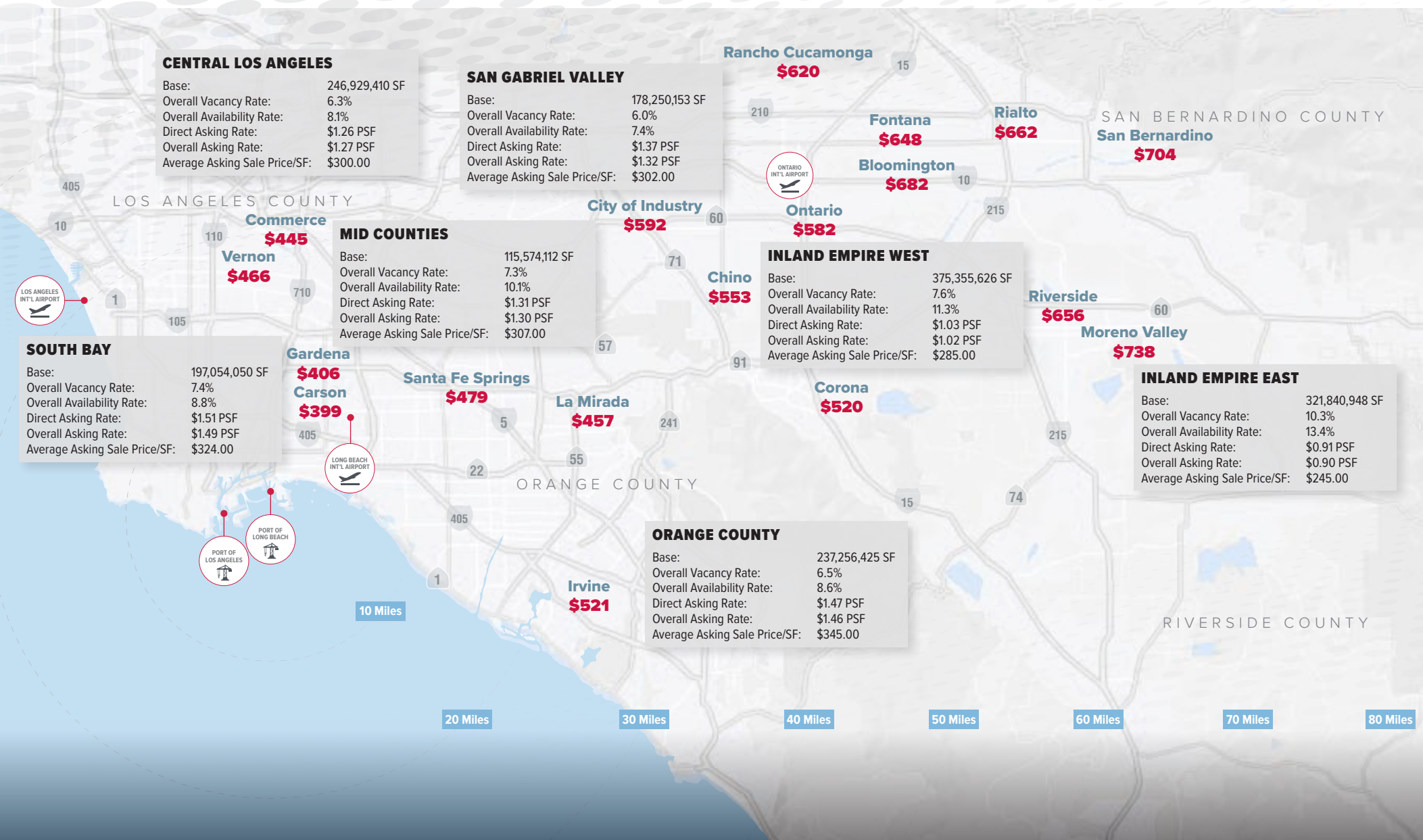


**SUBJECT PROPERTY**

# ±70,858 SF Warehousing/Distribution Facility

1345 S HERBERT AVE • COMMERCE

Q1 2026 | LA BASIN MARKET SUMMARY & DRAYAGE MAP



PREPARED BY:  
LAC-I Research  
Lejo Mammen - Director of Research  
lmammen@lee-associates.com

Sources: LAC-I Research, CoStar, Drayage Directory  
Drayage Rates reflect base and fuel costs only  
Based on a survey and sale comps of industrial properties 5,000 SF+

# ±70,858 SF Warehousing/Distribution Facility

1345 S HERBERT AVE • COMMERCE

## DEMOGRAPHIC MAP

	<b>POPULATION</b>			
5 Miles	10 Miles	15 Miles	20 Miles	
1,073,668	3,569,738	6,165,840	8,242,938	
	<b>AVERAGE HH INCOME</b>			
5 Miles	10 Miles	15 Miles	20 Miles	
\$86,926	\$109,367	\$133,930	\$137,703	
	<b>EMPLOYEES</b>			
5 Miles	10 Miles	15 Miles	20 Miles	
517,098	1,294,977	2,699,988	3,533,32	

## DRIVING DISTANCE FROM PROPERTY

 DTLA  
**5 Miles**

 LAX  
**17 Miles**

 LA & LB PORTS  
**24 Miles**

