



**ARES
INDUSTRIAL
MANAGEMENT**

2429 S MALT AVENUE, COMMERCE, CA, 90040

FOR SALE OR LEASE | 124,140 SQ FT | Entitled Built-To-Suit Facility



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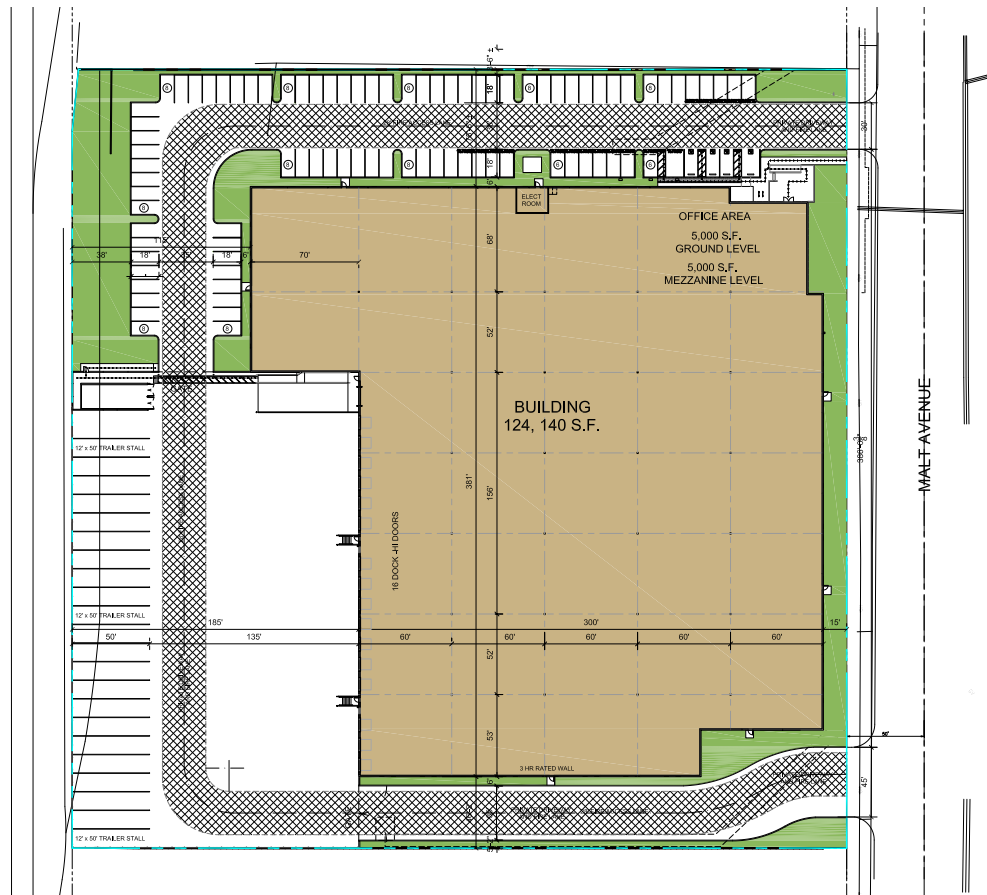
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Property FEATURES

- 124,140 SF Entitled Building
- ESFR Sprinkler System
- 1 Grade-Level Door
- 22 Trailer Parking Stalls
- 5.77 Acres (251,280 SF) of Land Area
- 36' Clear Height (Up To 75' Permitted)
- 16 Dock-High Positions
- 92 Parking Spaces
- 10,000 SF Two-Story Office
- M-2 (Heavy Industrial) Zoning



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Location HIGHLIGHTS

- **Pro-Business City.** No gross receipts tax, municipal property tax or utility tax
- **Citadel Outlets.** 1.5 miles from 700,000 SF shopping center w/ 130 stores and restaurants
- **High Concentration of Corporate Occupiers and Institutional Owners.** More than 2,000 businesses and 25 of the largest industrial landlords have a presence in the City
- **Accessibility.** Immediate access to I-5 (Santa Ana) & 710 (Long Beach) Freeways
- **Centralized Location.** Spanning 6.6 square miles (4,160 acres), located 6.5 miles southeast of Downtown Los Angeles
- **Public Transit.** 1 mile to the Commerce and Montebello/Commerce Metrolink Stations



Airport		Freeways	
LAX Airport	23 Miles	710 Fwy	2.5 Miles
Long Beach Airport	16.5 Miles	5 Fwy	1 Mile
Ports		60 Fwy	3.5 Miles
Port of Los Angeles	24.5 Miles		
Port of Long Beach	23 Miles	DTLA	6.5 Miles

ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgmt.com.



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