

FOR LEASE

±17,607 SF INDUSTRIAL UNIT

NOW VACANT

NEW REDUCED RATE: \$1.05 PSF/MO GROSS



2229 YATES AVE | COMMERCE | CA, 90040

MILES SOLOMON

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

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Central Commerce Location



Cheap Functional Unit



Three Easy Loading Docks



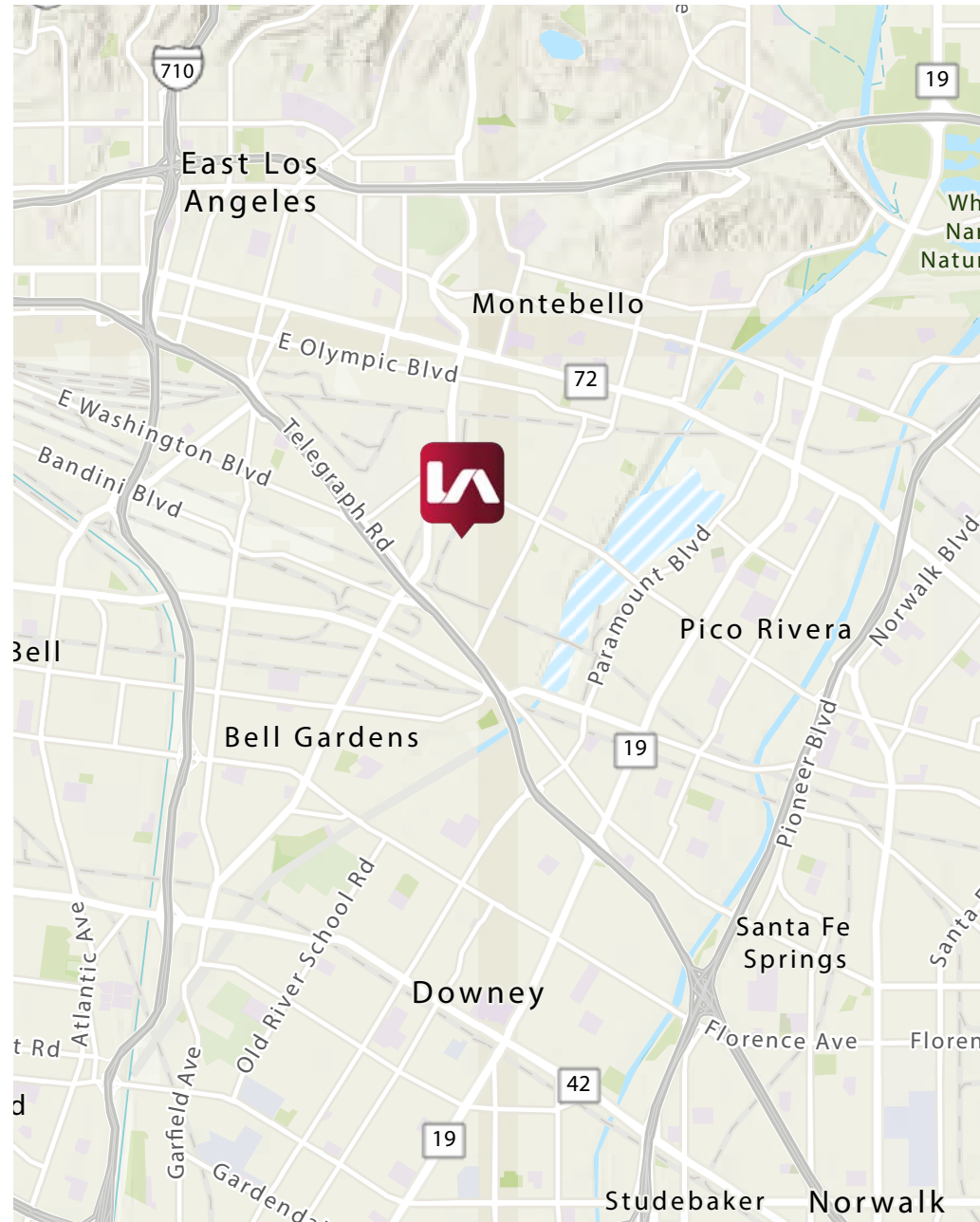
16' Sprinklered Ceilings



New Restroom, Break Room,
and LED Lights Throughout

PROPERTY INFORMATION

Available SF	±17,607	Parking Spaces	5
Minimum SF	±17,607	Rail Service	Yes
Clear Height	16'	GL Doors	0
Sprinklered	Yes	DH Doors	3
Prop Lot Size	Part of Larger Building	Construction Type	Masonry
Term	Flexible	Year Built	1953
Yard	No	Specific Use	Warehouse/ Manufacturing
Lease Type	Modified Gross	Warehouse AC	No
Office SF	±150 SF	Zoning	M2
Restrooms	1	Market/Submarket	Commerce/Vernon
Possession Date	Immediate	APN	6336-004-010
Vacant	Yes	Power	A: 200 V:240 O: 3 W: 3
For Sale	No		



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AERIAL



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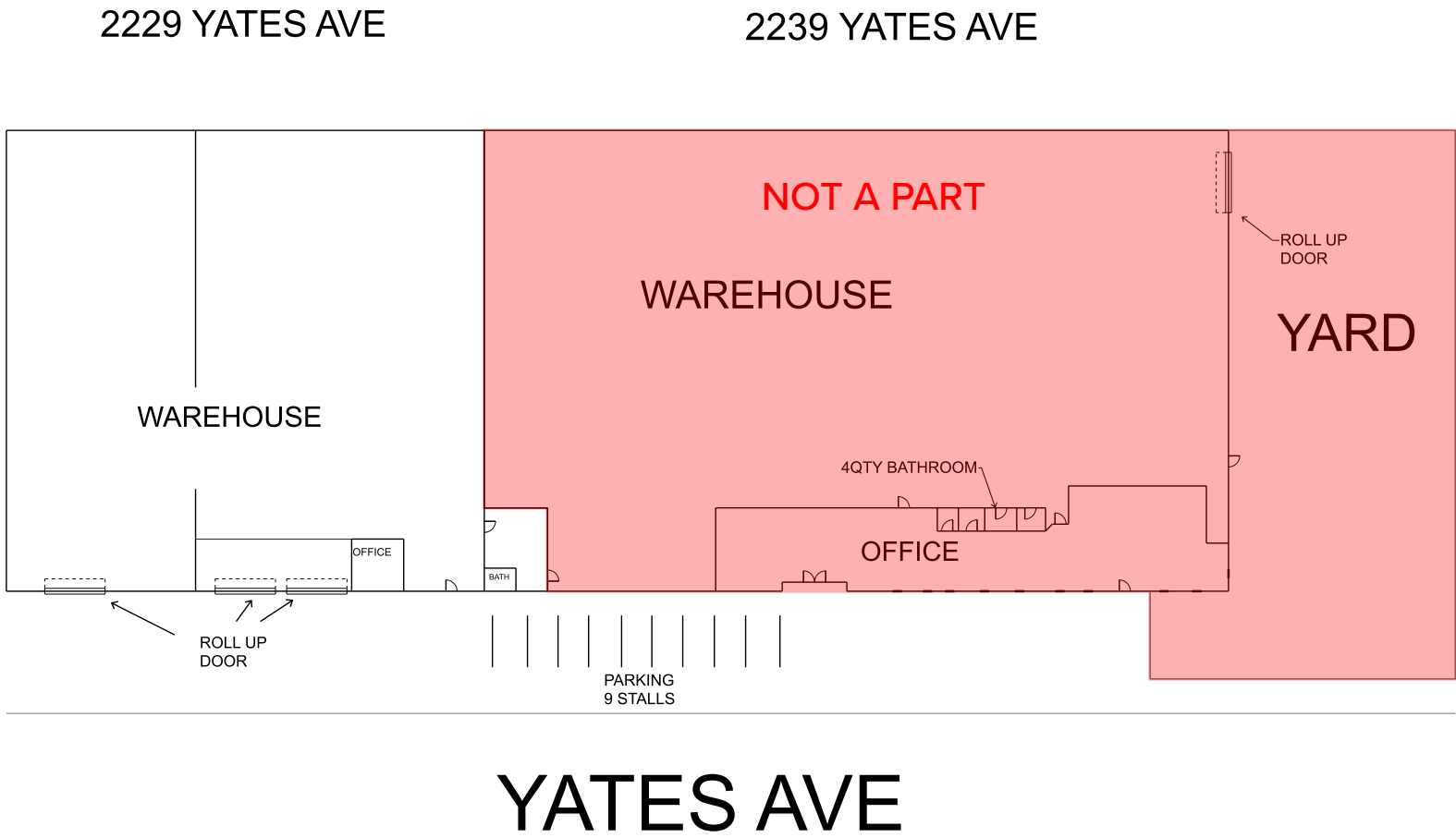
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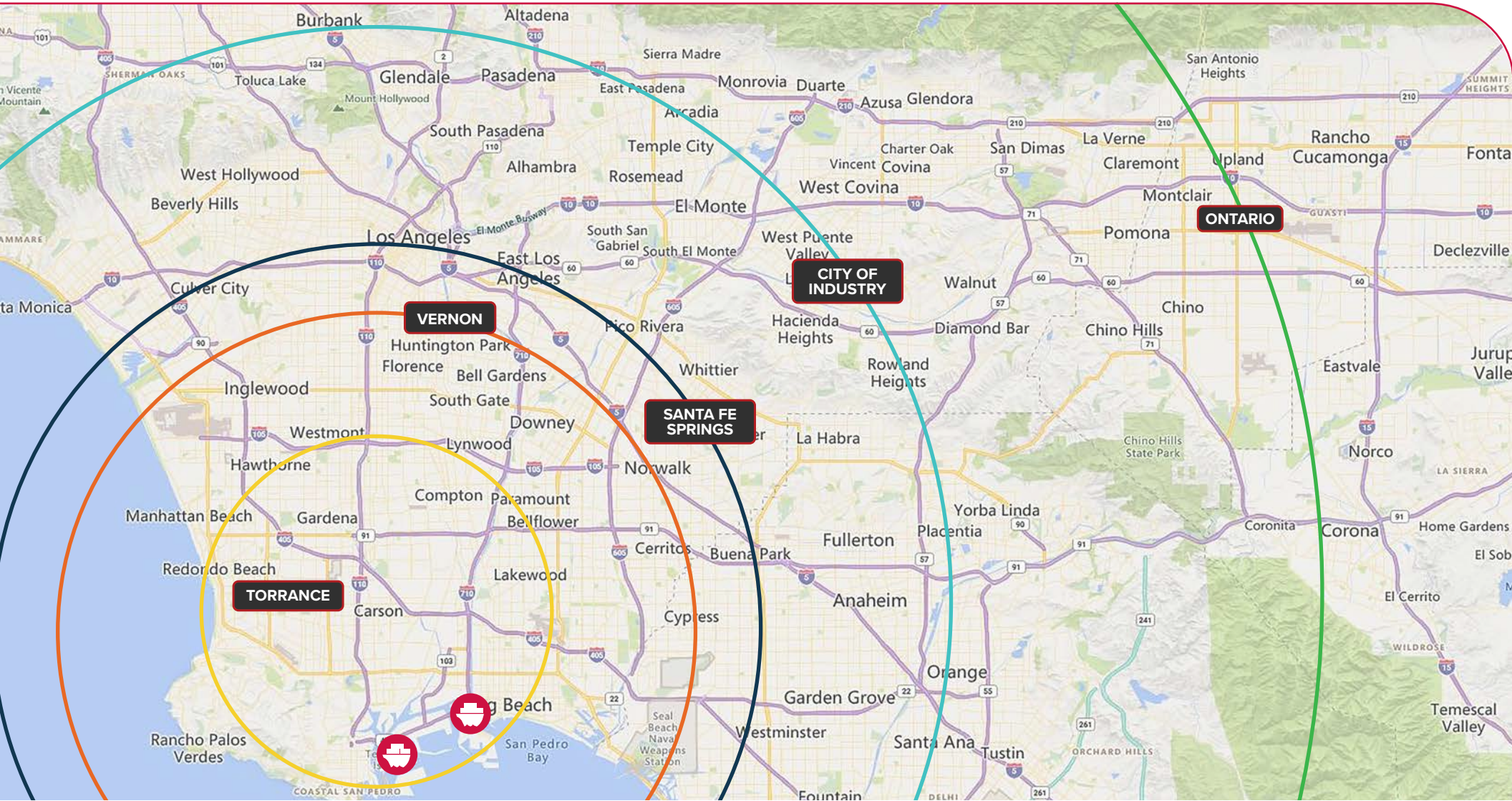
SITE PLAN



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DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$429	\$511	\$565	\$565	\$683

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LEE-ASSOCIATES.COM/DOWNTOWNLA | TEAM-CLINE.COM

Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Buyer/Tenant obtain any use permits or business licenses that may be material to the operation of their business.