



2515

YATES AVENUE
COMMERCE | CA



FOR LEASE

INDUSTRIAL PROPERTY



±20,000 SF
AVAILABLE



±2,560
OFFICE SPACE



20'
CLEAR HEIGHT



2
DOCK HIGH DOORS

PROPERTY HIGHLIGHTS

- Large Private/Fenced Yard
- Free Standing Building
- Dock-High Loading
- Bow Truss Roof
- Showroom Space
- Great Street Exposure

FOR MORE INFORMATION PLEASE CONTACT:

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EXECUTIVE VICE PRESIDENT

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CADRE #01210653

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ASSOCIATE VICE PRESIDENT

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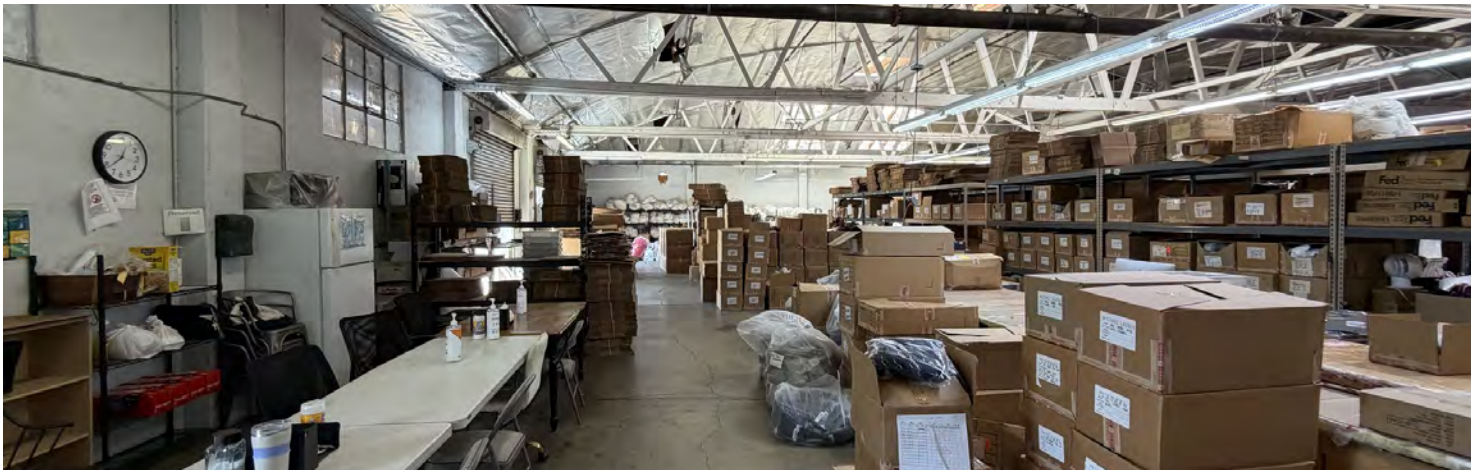
CADRE #02176692

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



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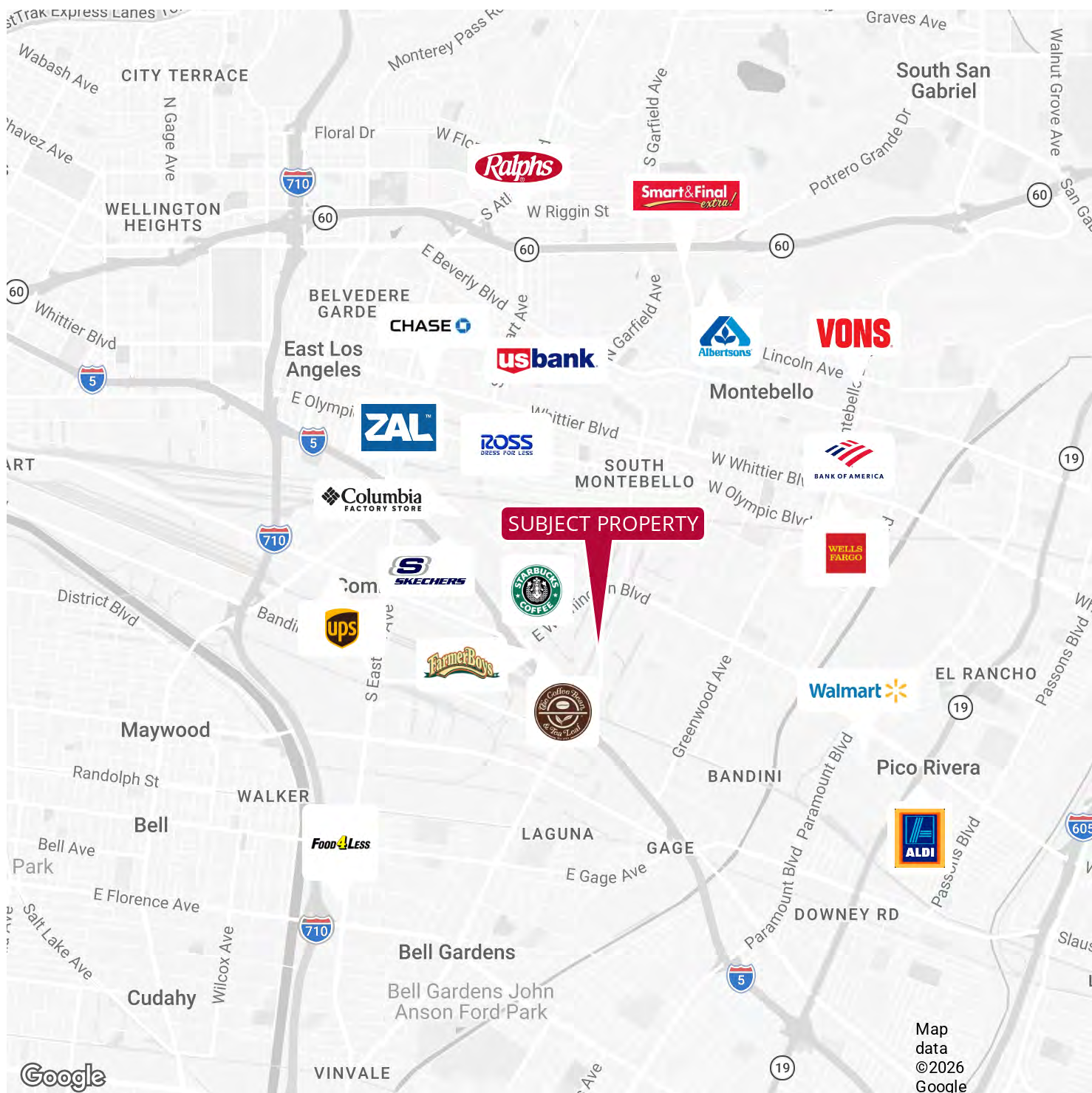


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DAUM
COMMERCIAL REAL ESTATE SERVICES

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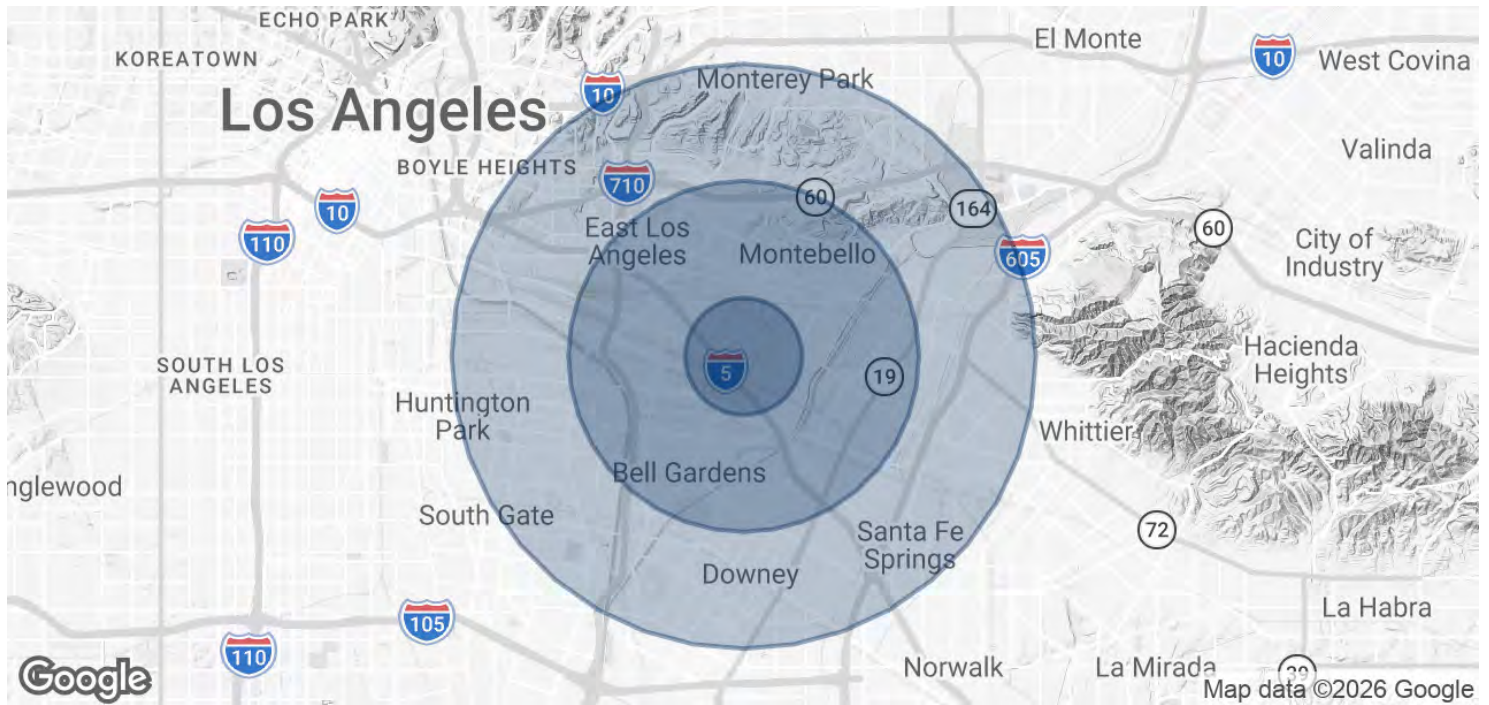
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,797	232,356	673,086
Average HH income	1 MILE	3 MILES	5 MILES
	\$86,915	\$92,068	\$94,923

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	LAST MEASURED	DISTANCE
Garfield Ave.	Elm St. S.	22,004	2025	0.15 mi
S. Malt Ave.	Garfield Ave. NE	1,219	2025	0.17 mi
S. Malt Ave.	Telegraph Rd. SW	1,513	2025	0.23 mi
Garfield Ave.	S. Malt Ave. S.	17,605	2025	0.24 mi

*Traffic Count data derived from CoStar

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