



Telegraph Road

FOR SALE!

E. Slauson Avenue



**7654 E.
SLAUSON
AVENUE**



Major Street Frontage * Multi-Purpose Property

7654 E. Slauson Avenue, Commerce, CA 90040

9,267 SF Building / 20,140 SF Land

TIM WALLACE, SIOR
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OFFERING SUMMARY

Cushman & Wakefield of California, Inc. pleased to offer for sale 7654 E. Slauson Avenue, a hard-to-find industrial property with major street frontage and multi-use potential, located in the prestigious City of Commerce and in one of nation's most desirable industrial markets.

PROPERTY INFORMATION*

Building Size: 9,267 SF

Land Size: 20,140 SF

Dock High Loading Positions: 1

Ground Level Loading Positions: 3

Zoning: M1

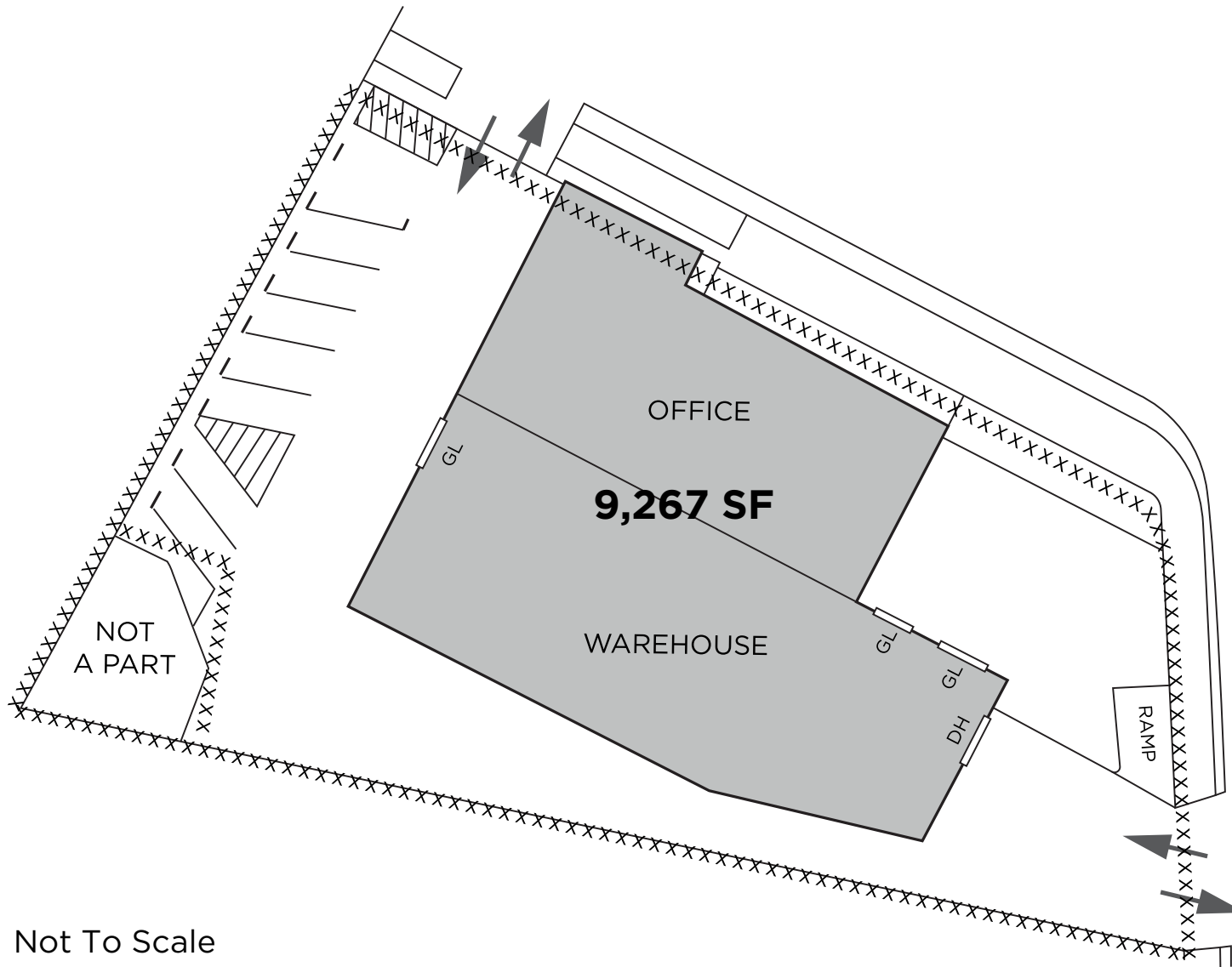
OFFERING PRICE

\$2,390,000 (\$257.90 PSF / \$118.67 PLSF)

PROPERTY HIGHLIGHTS

- Major Street Frontage
- Flexible Use Allowance (check with City)
- 2 Street Access
- Dock High & Ground Level Loading
- Fenced Yard
- Hard to Find Property for Sale in the Desirable City of Commerce
- Immediate Proximity to the (5) Freeway, Nearby (710)(605)(10) Freeways
- Easy Access to the Ports of LA/LB, the LAX/Burbank Airports and Greater Los Angeles

*Buyer to verify all information



Not To Scale



SITE PLAN*



PROPERTY OVERVIEW

RADIUS MAP

10 MILES

DOWNTOWN
LOS ANGELES

20 MILES

LOS ANGELES
INTERNATIONAL AIRPORT

20 MILES

TERMINAL ISLAND /
PORT OF LOS ANGELES /
PORT OF LONG BEACH

7654 E. SLAUSON AVENUE, COMMERCE, CA 90040



AERIAL MAP

7654 E. SLAUSON AVENUE, COMMERCE, CA 90040



CONTACT INFORMATION

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