

2042 GARFIELD AVENUE COMMERCE, CA 90040

FOR SALE



PROPERTY INFORMATION*

Building Size	56,715 SF
Land Size	98,254 SF
Clear Height	18'
Dock High Loading Positions	6
Ground Level Loading Positions	1
Zoning	M2
Office Size	~6,000 SF
Parking Spaces	52 Spaces

PROPERTY HIGHLIGHTS

- 240' of Prime Frontage Along Garfield Avenue
- Functional Layout: Production/Manufacturing/ Distribution Uses
- 1,200 Amps of Power
- Pro-Business City & M2 Zoning
- ~1.5 Miles to On/Off Ramps for the 5 Freeway
- Rail Access Possible: 3 Rail Doors
- Upgrades Include Three New HVAC Units, a Resurfaced Asphalt Parking Lot, & a Roof Replacement Warrantied Through 10/5/2030

**Buyer to verify all information*

For More Information or To
Schedule a Tour, Contact

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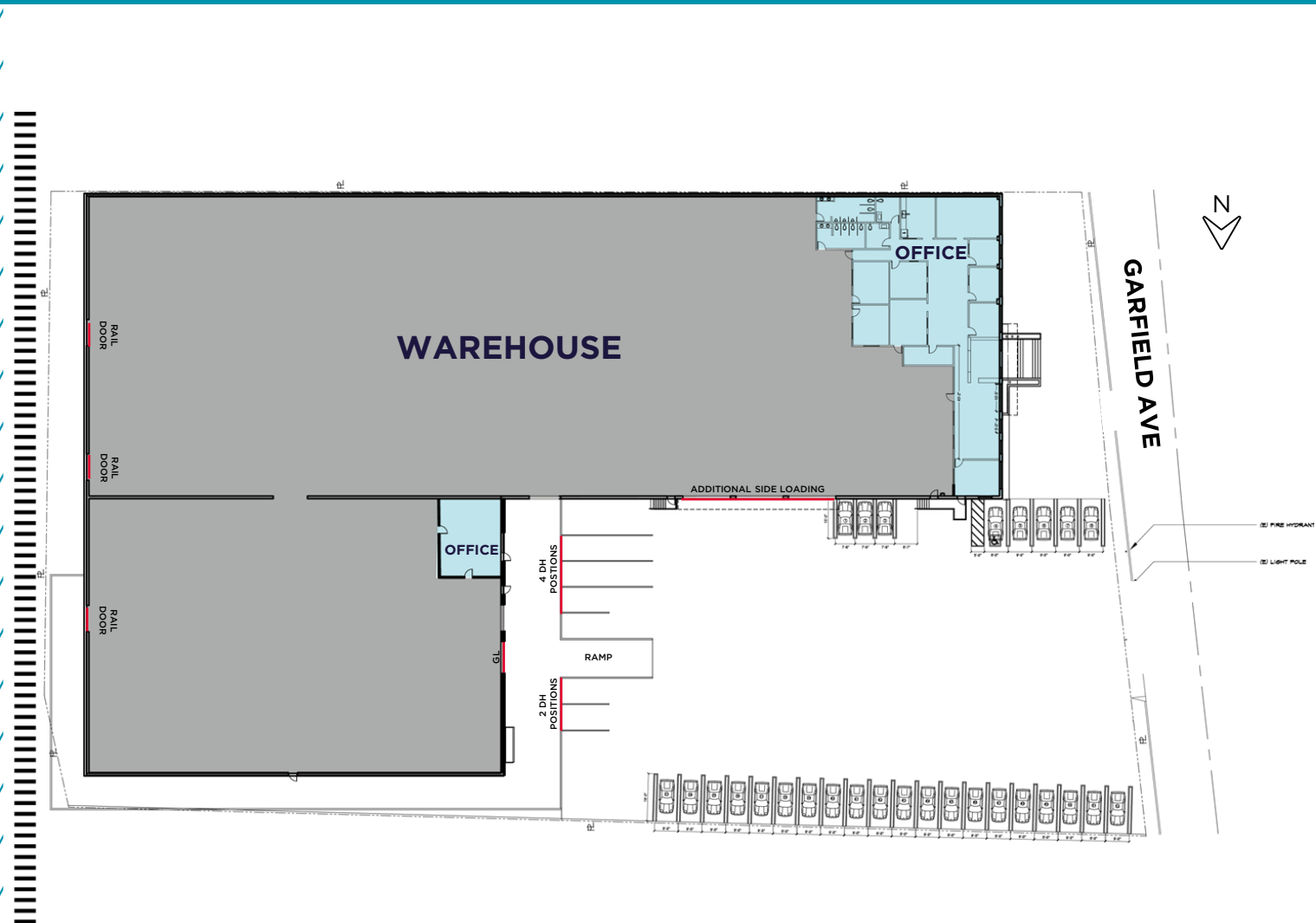
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NORTH ELEVATION



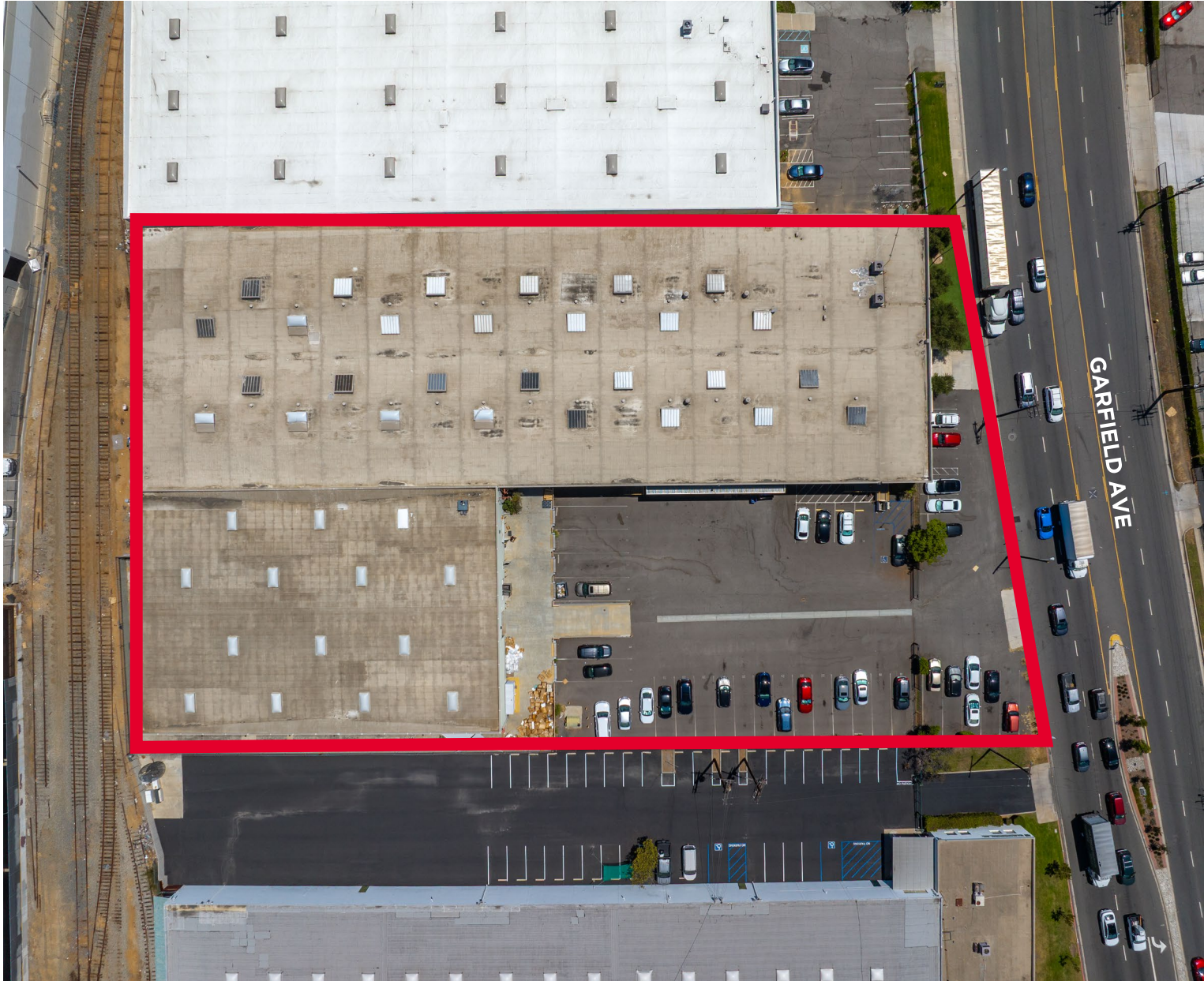
WEST ELEVATION

SITE

PLAN

*Not to Scale

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AERIAL
PHOTO

COMMERCE, CA 90040

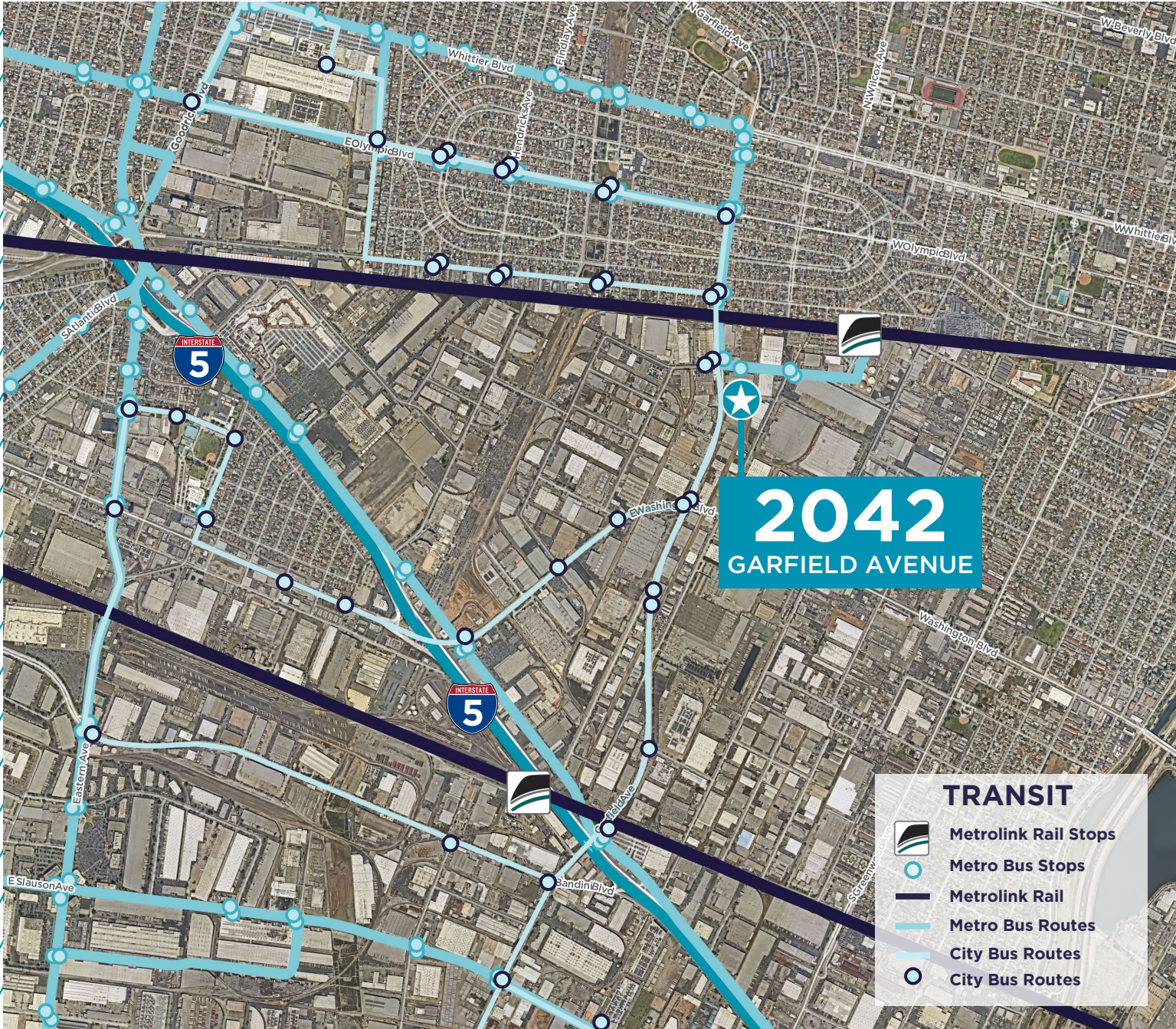


NEIGHBORS

FOR SALE

2042 GARFIELD AVENUE

COMMERCE, CA 90040



NEARBY TRANSIT

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DISCOVER COMMERCE'S BUSINESS-FRIENDLY COMPETITIVE ADVANTAGES TODAY!



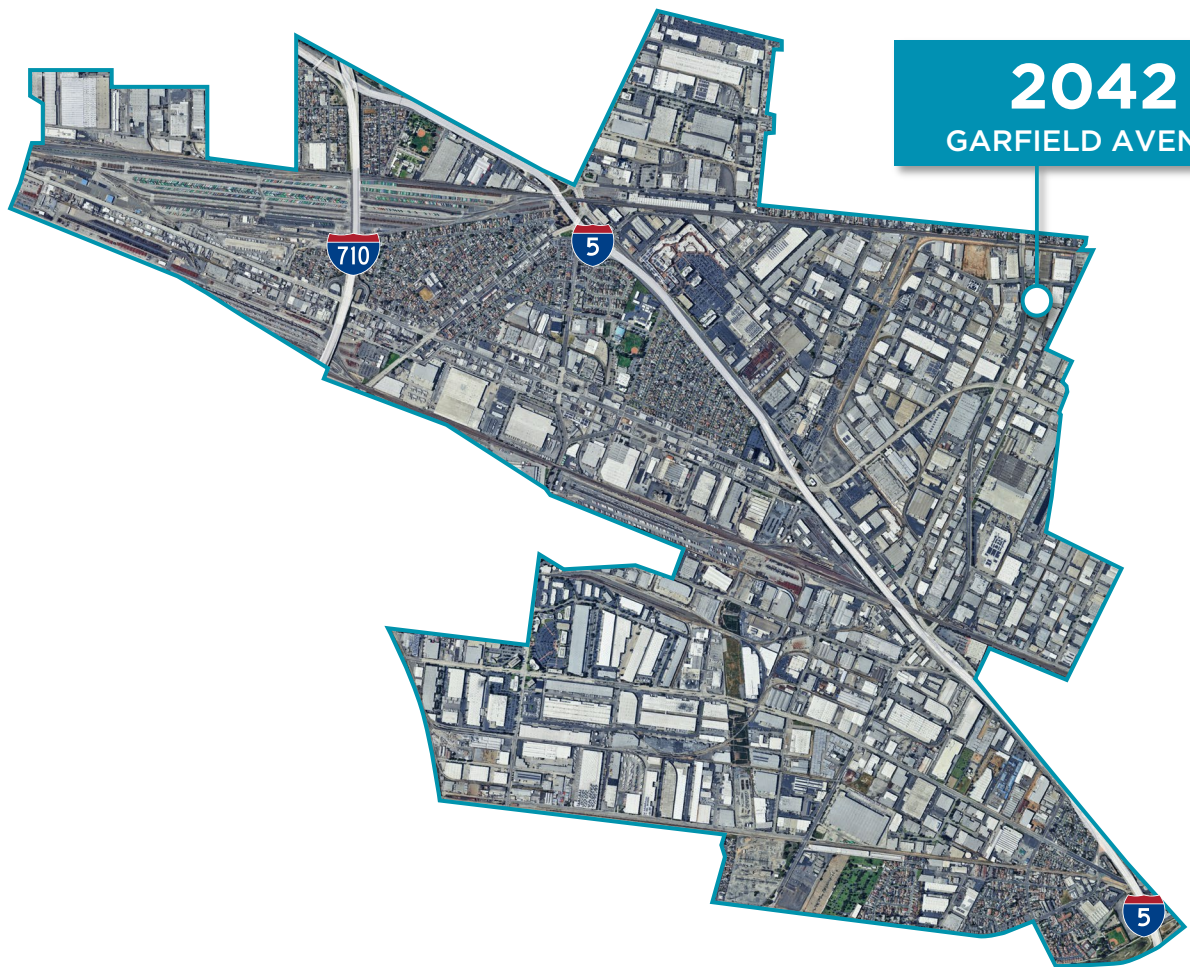
Centrally Located.
Transit Friendly.



Public Safety -
Police & Fire
Departments



No City Property Tax.
No Gross Receipts Tax.
No Utility Tax.
Low Business License Fee.



CITY OF COMMERCE

FOR SALE

2042 GARFIELD AVENUE

COMMERCE, CA 90040

9.5 MILES

DOWNTOWN
LOS ANGELES

24 MILES

LOS ANGELES
INTERNATIONAL AIRPORT

25 MILES

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



**AERIAL
MAP**

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AERIAL
PHOTO

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