

COMMERCE, CA

2854 Supply Ave

FOR SALE

24,968 SF

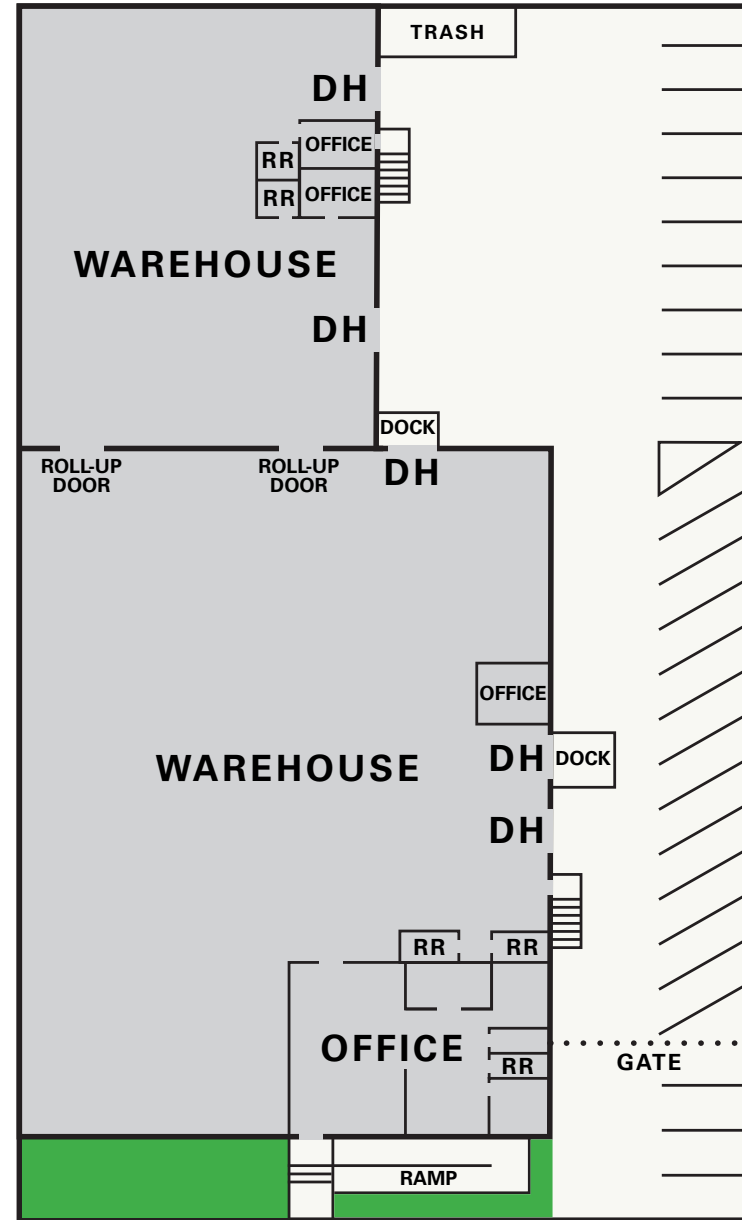
NEWMARK

AVAILABLE FOR SALE

2854 Supply Avenue Commerce, CA 90040

APN	6354-022-022
Building SF	24,968
Land SF	43,780
Coverage	57%
Acres	1.01
Office SF	1,800
Office %	7.21 %
Office Heat & AC	Yes
DH	5 (10' x 10')
Clear	15'
Power	400 amps, 240V, 3 phase
Construction	Concrete Tilt-up
Sprinkler Calc.	.33/3000
Built	1957
Roof Condition	New- 2023
Zoning	M2
Parking Spaces	20+

Sale Price	\$7,165,816
Price/SF Bldg	\$287.00
Price/SF Land	\$163.68



SUPPLY AVE

NOT TO SCALE

2854 SUPPLY AVENUE



NEWMARK



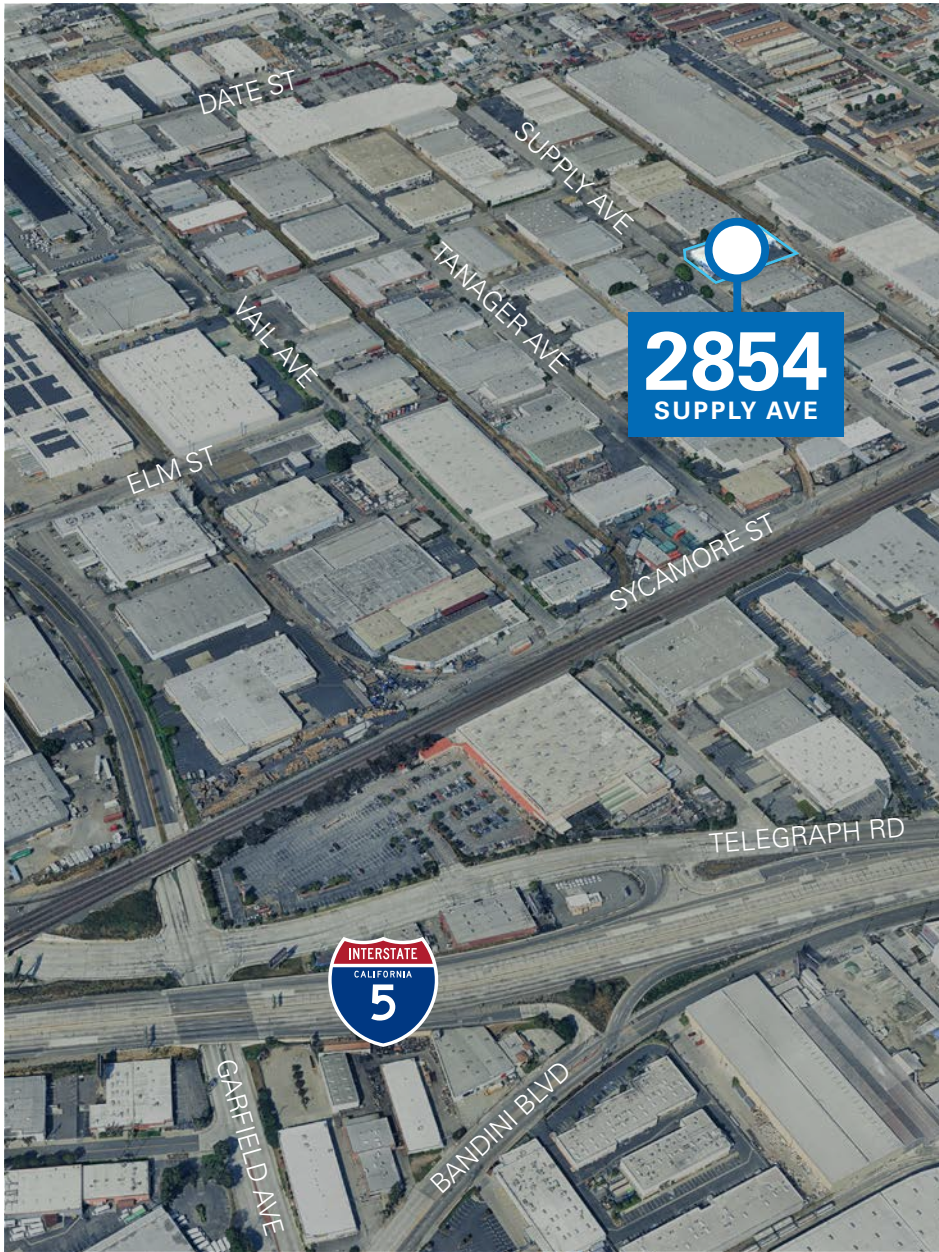
2854 SUPPLY AVENUE



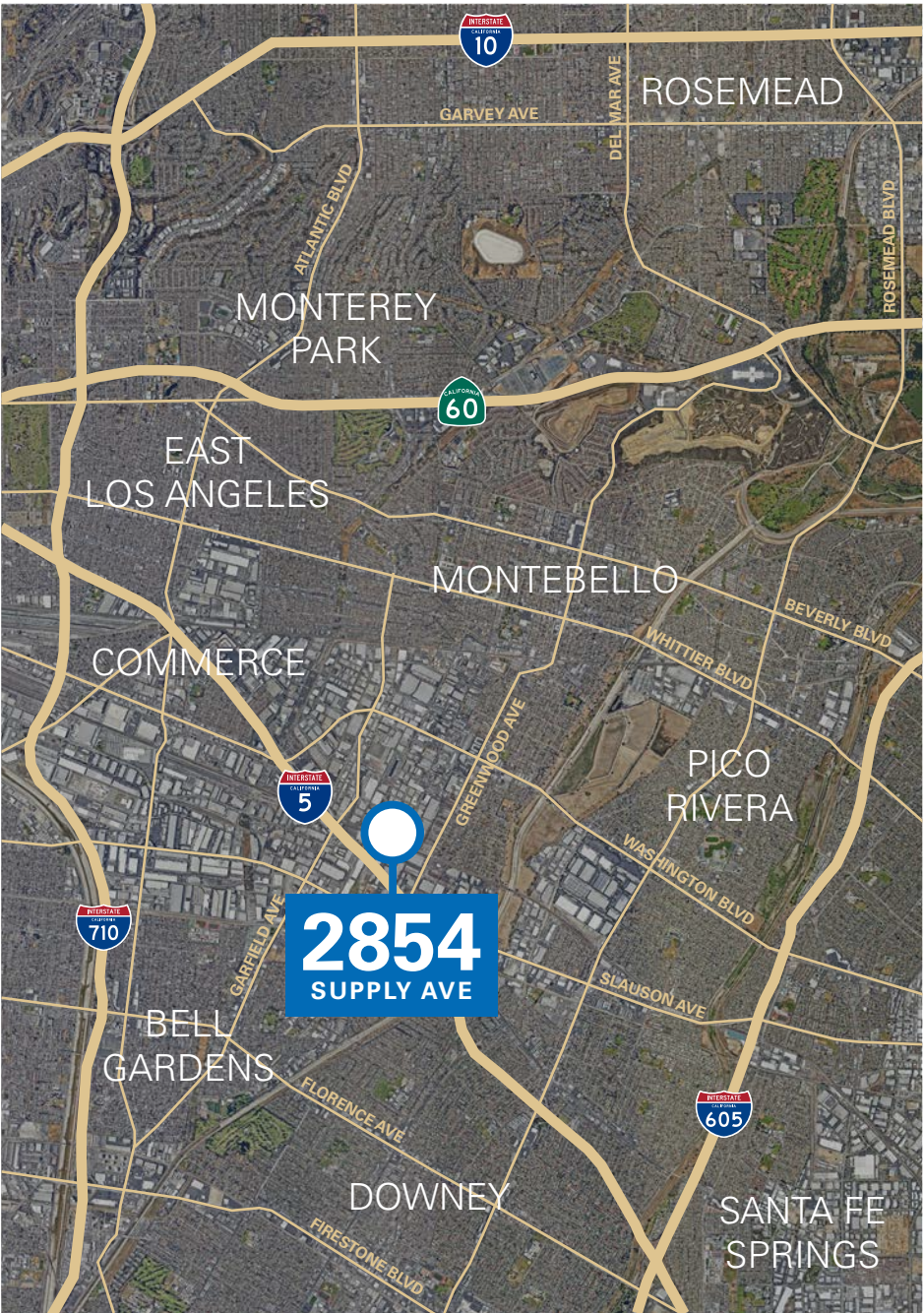
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2854 SUPPLY AVENUE



NEWMARK



2854 SUPPLY AVENUE

10 Miles

DOWNTOWN LOS ANGELES

21 Miles

PORTS OF LOS ANGELES / LONG BEACH

22 Miles

LOS ANGELES INTERNATIONAL AIRPORT

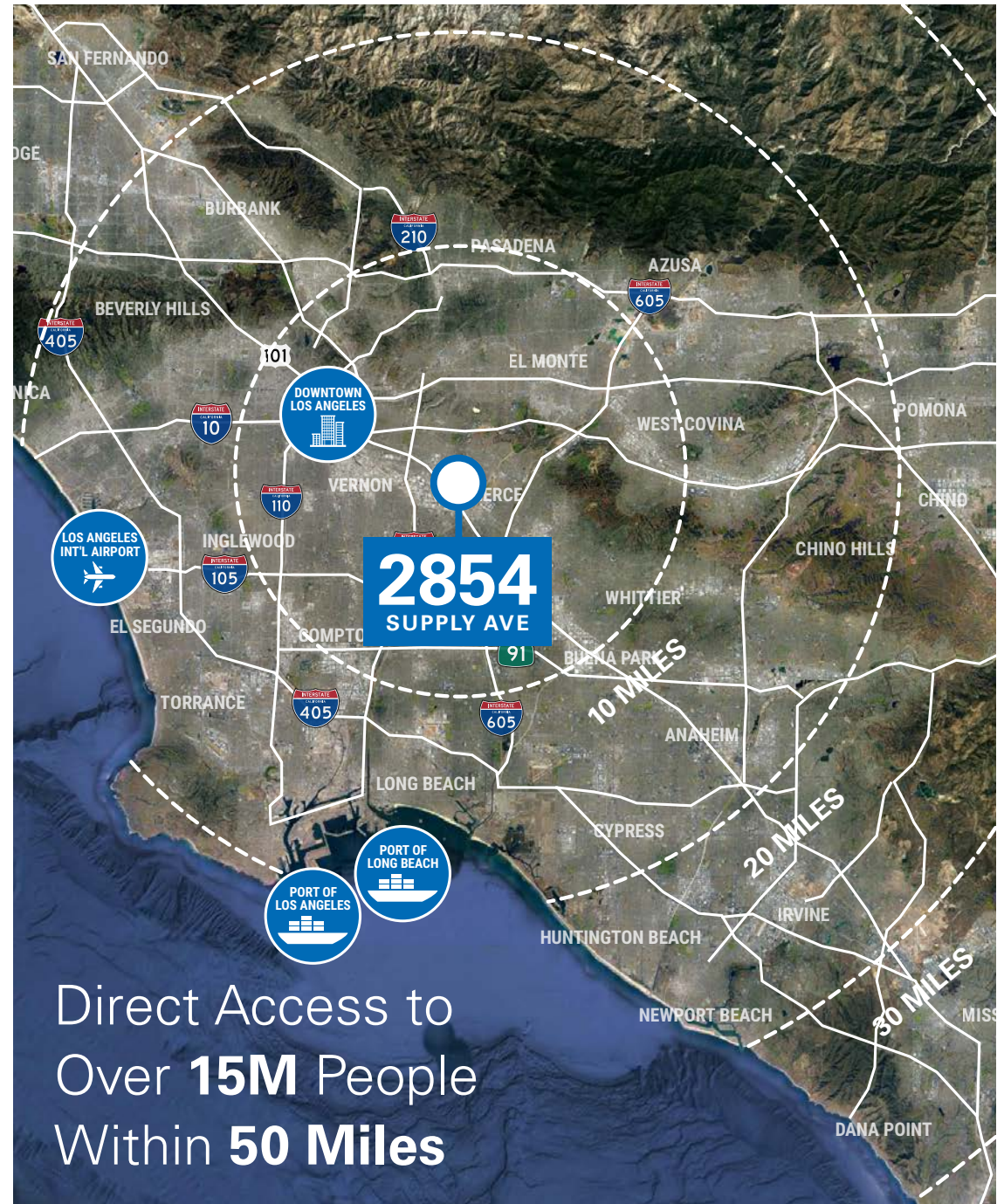


CITY OF COMMERCE

M-2
HEAVY MANUFACTURING ZONE
ZONING

The Heavy Manufacturing Zone (M-2) in the City of Commerce is generally intended for heavy industrial and logistics activities. It accommodates intensive manufacturing, processing, warehousing, distribution, and related transportation functions. Given Commerce's location along major freeways and rail corridors, M-2 parcels are often used for high-throughput logistics, food and product manufacturing, and support services for goods movement.

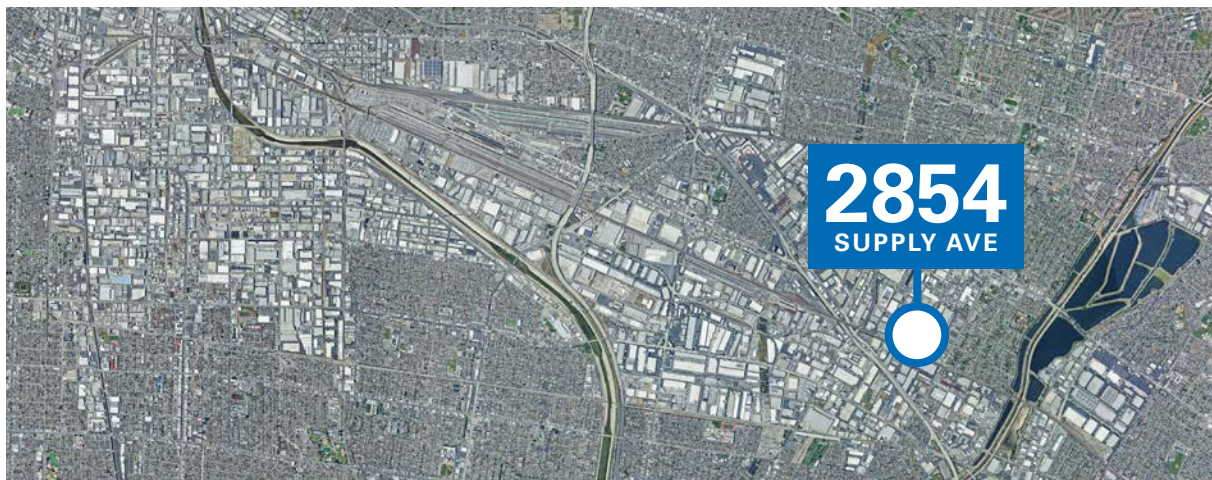
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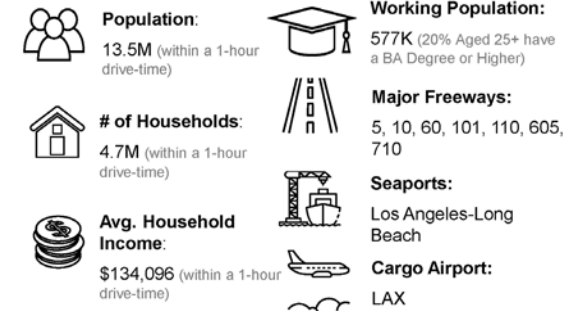
CENTRAL INDUSTRIAL MARKET OBSERVATIONS | 4Q 2025

LEASING MARKET FUNDAMENTALS

- Most of Central's inventory is in Downtown Los Angeles, Commerce and Vernon.
- Union Pacific and BNSF have Class 1 freight railyards in the City of Commerce, which connect to the Alameda Corridor.
- The submarket retains a strong manufacturing presence, especially in food production. Warehouse occupiers across all industry segments are also present.
- Vernon offers competitive electric rates (good for cold storage operators), while Commerce has no municipal property tax, no utility tax and low business license fees.
- Vacancy fell 10 basis points quarter-over-quarter to 4.0%.
- Net absorption totaled 162 KSF in the fourth quarter. Big-box move-ins by tenants such as Golden State Connections (154 KSF) and Super Secure Warehouse (105 KSF) helped fuel net occupancy gains. Annual net absorption gains (2.2 MSF) were the largest of any LA submarket.
- Sublease availability surged 31.1% to reach 1.6 MSF in the fourth quarter following the addition of a number of small-bay listings.
- At 3.0 MSF, third-quarter leasing exceeds the 2012-2019 quarterly average of 2.8 MSF. Overall submarket leasing volume increased 7.1% from the second to the third quarter of 2025; leasing volume for the broader market increased by 17.5% during the same period.
- Under-construction activity includes four unleased buildings, totaling 486 KSF.



MARKET 101s



TOTAL VACANCY AND AVAILABILITY RATES



CONST. DELIVERIES AND NET ABSORPTION



UNDER CONSTRUCTION



COMMERCE, CA

2854 Supply Ave

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