

480 1-48 15
SHEILA STREET
COMMERCE, CA 90040

RATE REDUCED!
LEASE RATE: \$0.54 PSF/MO GRS



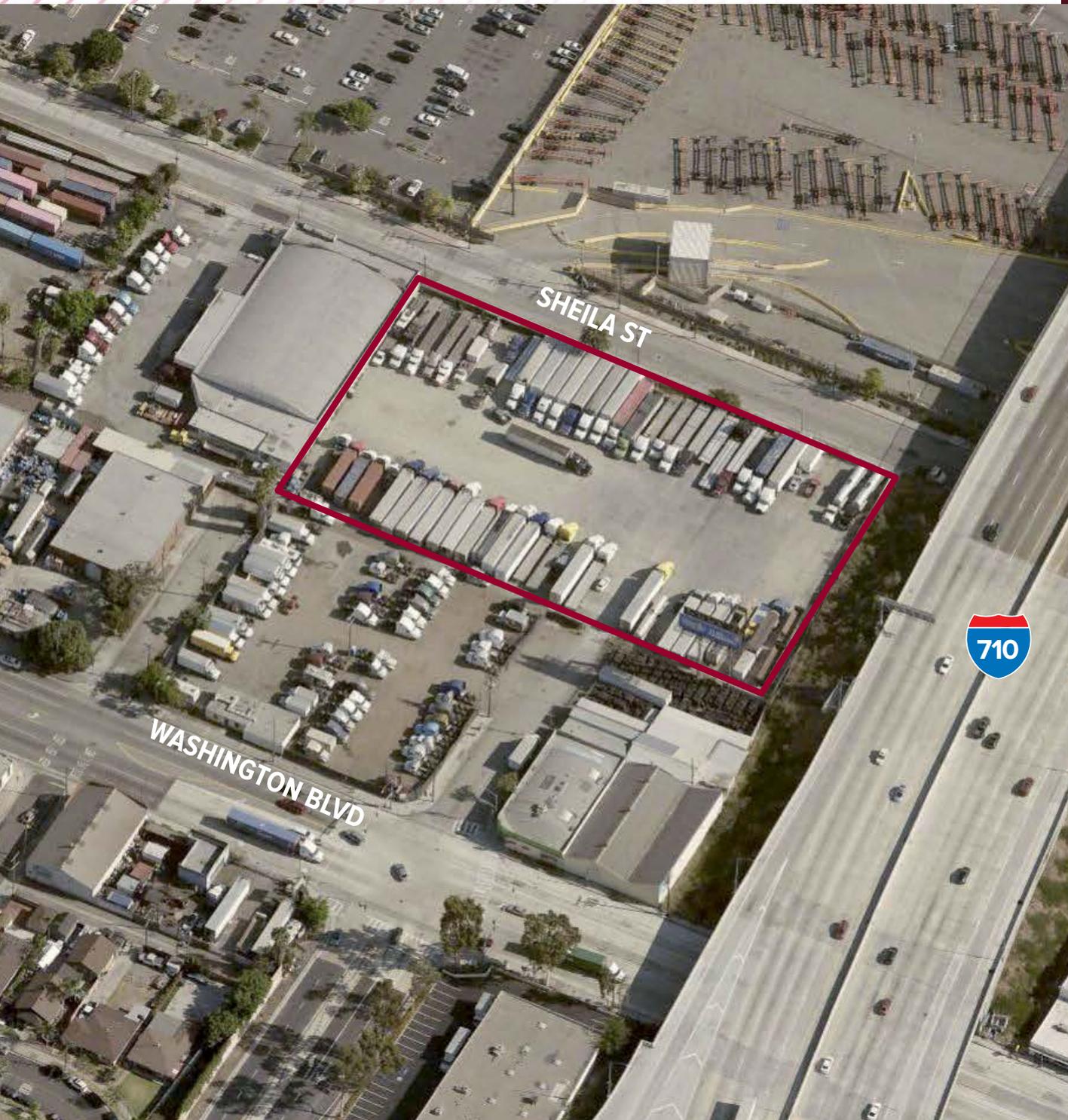
For Lease

±91,636 SQ. FT. OF LAND

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

IG BACCI-TSAPARIAN-GORMLY
INDUSTRIAL GROUP

TEAMCLINE



Property HIGHLIGHTS



Trucking Allowed by Right



Fenced Secured Yard



Compacted Aggregate Base



Next to 710 Fwy

Pricing SUMMARY

Lease Rate:
\$0.54 PSF/Mo GRS

4801-
4815

SHEILA
STREET

AVAILABLE SF

±91,636 SF

PARCEL NO

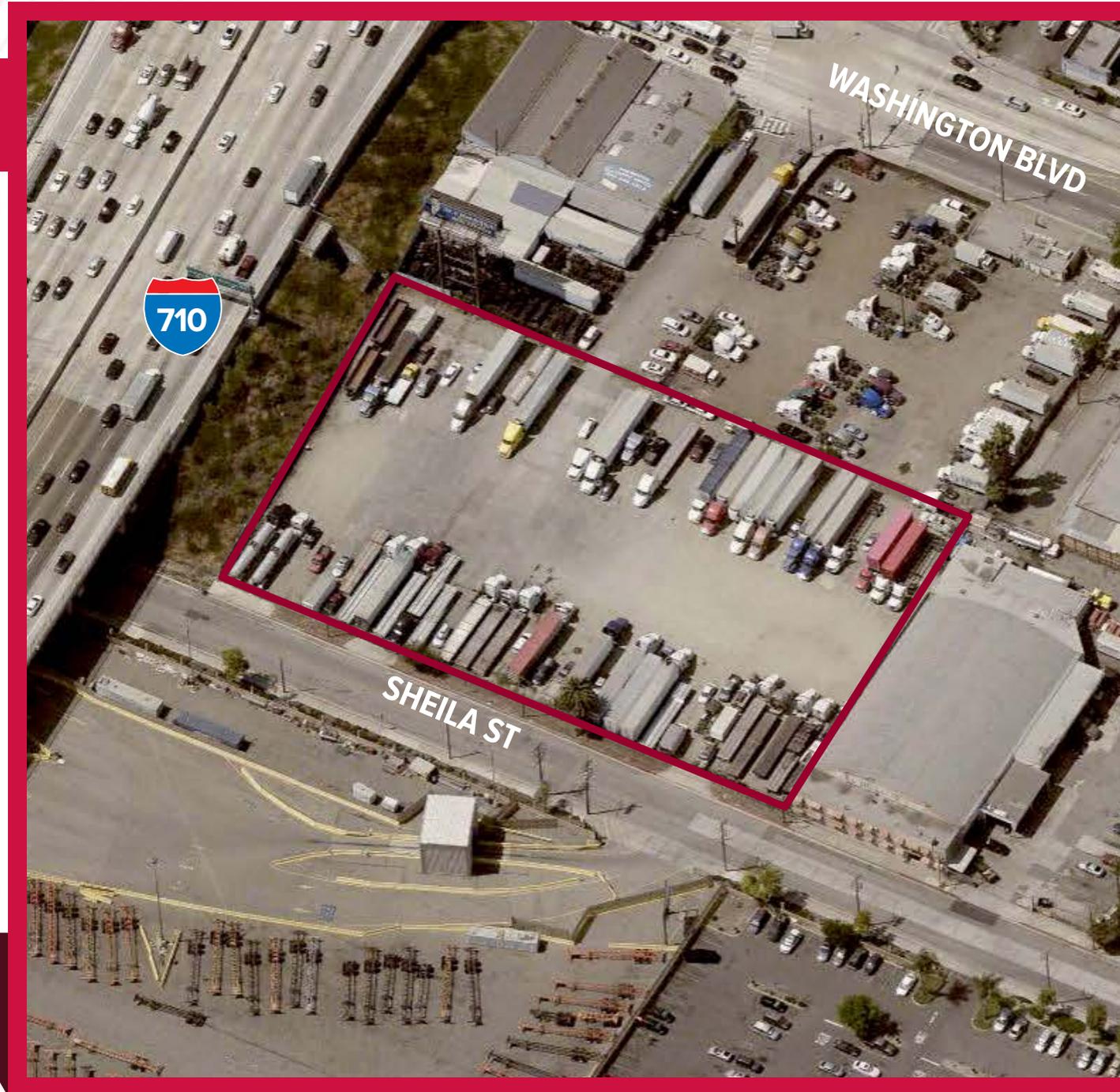
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USE

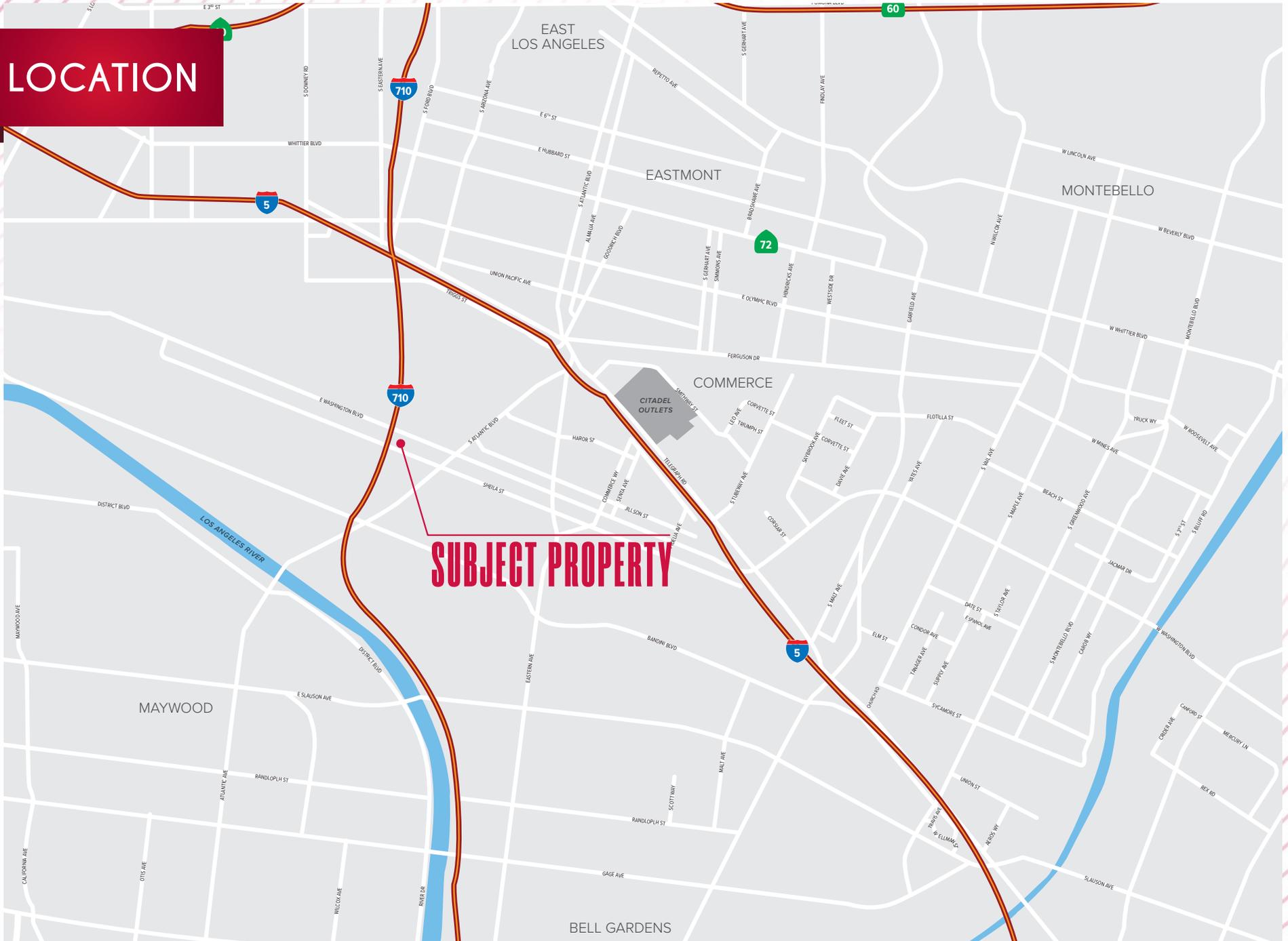
Industrial

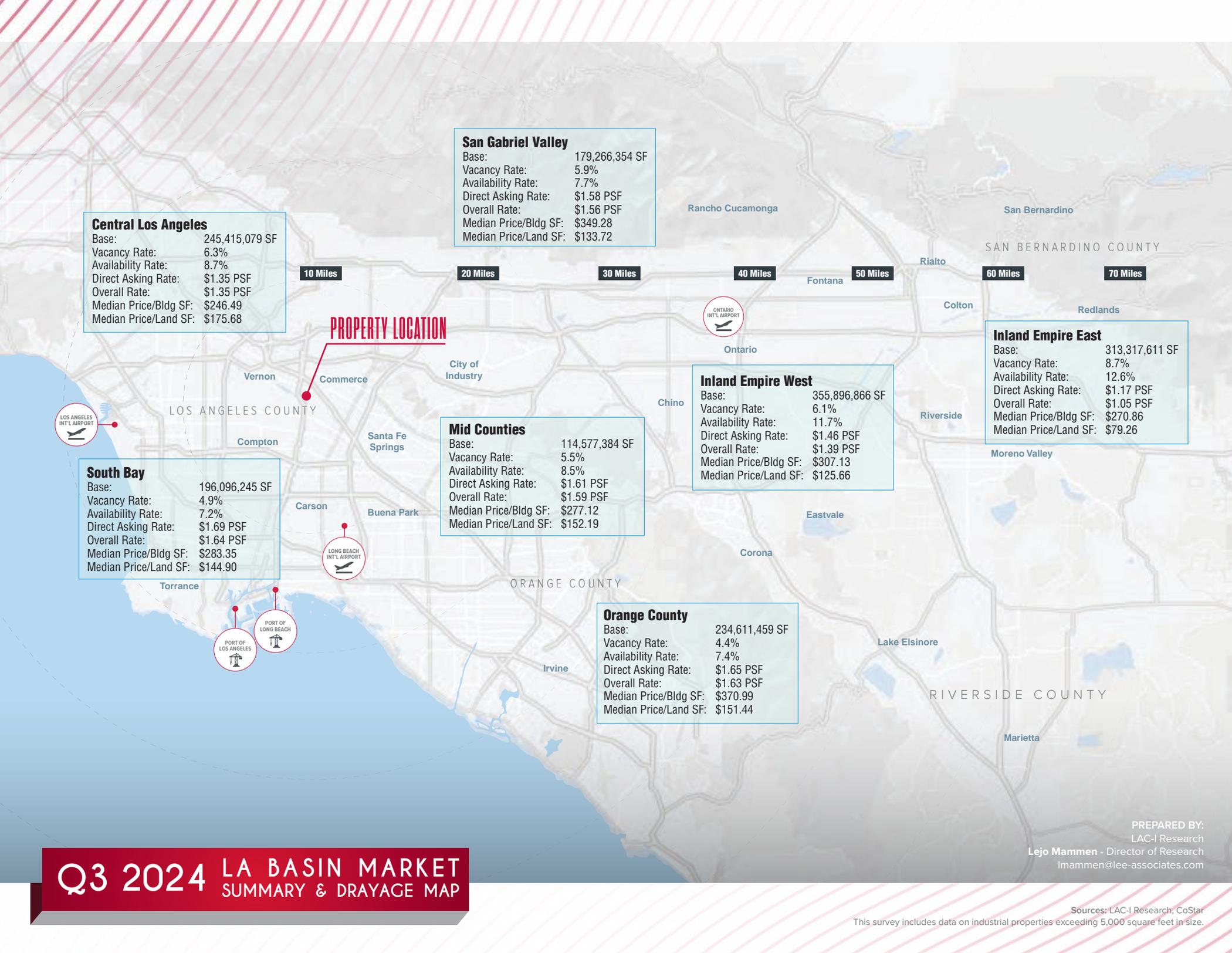
ZONING

CMM2*



LOCATION





Central Los Angeles

Base: 245,415,079 SF
 Vacancy Rate: 6.3%
 Availability Rate: 8.7%
 Direct Asking Rate: \$1.35 PSF
 Overall Rate: \$1.35 PSF
 Median Price/Bldg SF: \$246.49
 Median Price/Land SF: \$175.68

San Gabriel Valley

Base: 179,266,354 SF
 Vacancy Rate: 5.9%
 Availability Rate: 7.7%
 Direct Asking Rate: \$1.58 PSF
 Overall Rate: \$1.56 PSF
 Median Price/Bldg SF: \$349.28
 Median Price/Land SF: \$133.72

South Bay

Base: 196,096,245 SF
 Vacancy Rate: 4.9%
 Availability Rate: 7.2%
 Direct Asking Rate: \$1.69 PSF
 Overall Rate: \$1.64 PSF
 Median Price/Bldg SF: \$283.35
 Median Price/Land SF: \$144.90

Mid Counties

Base: 114,577,384 SF
 Vacancy Rate: 5.5%
 Availability Rate: 8.5%
 Direct Asking Rate: \$1.61 PSF
 Overall Rate: \$1.59 PSF
 Median Price/Bldg SF: \$277.12
 Median Price/Land SF: \$152.19

Orange County

Base: 234,611,459 SF
 Vacancy Rate: 4.4%
 Availability Rate: 7.4%
 Direct Asking Rate: \$1.65 PSF
 Overall Rate: \$1.63 PSF
 Median Price/Bldg SF: \$370.99
 Median Price/Land SF: \$151.44

Inland Empire West

Base: 355,896,866 SF
 Vacancy Rate: 6.1%
 Availability Rate: 11.7%
 Direct Asking Rate: \$1.46 PSF
 Overall Rate: \$1.39 PSF
 Median Price/Bldg SF: \$307.13
 Median Price/Land SF: \$125.66

Inland Empire East

Base: 313,317,611 SF
 Vacancy Rate: 8.7%
 Availability Rate: 12.6%
 Direct Asking Rate: \$1.17 PSF
 Overall Rate: \$1.05 PSF
 Median Price/Bldg SF: \$270.86
 Median Price/Land SF: \$79.26

PROPERTY LOCATION



PREPARED BY:
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 Lejo Mammen - Director of Research
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Q3 2024 LA BASIN MARKET SUMMARY & DRAYAGE MAP

Sources: LAC-I Research, CoStar
 This survey includes data on industrial properties exceeding 5,000 square feet in size.

DEMOGRAPHICS



POPULATION

5 Miles	10 Miles	15 Miles	20 Miles
778,710	3.34 M	6 M	8.34 M



AVERAGE HH INCOME

5 Miles	10 Miles	15 Miles	20 Miles
\$92,120	\$103,125	\$122,683	\$132,299

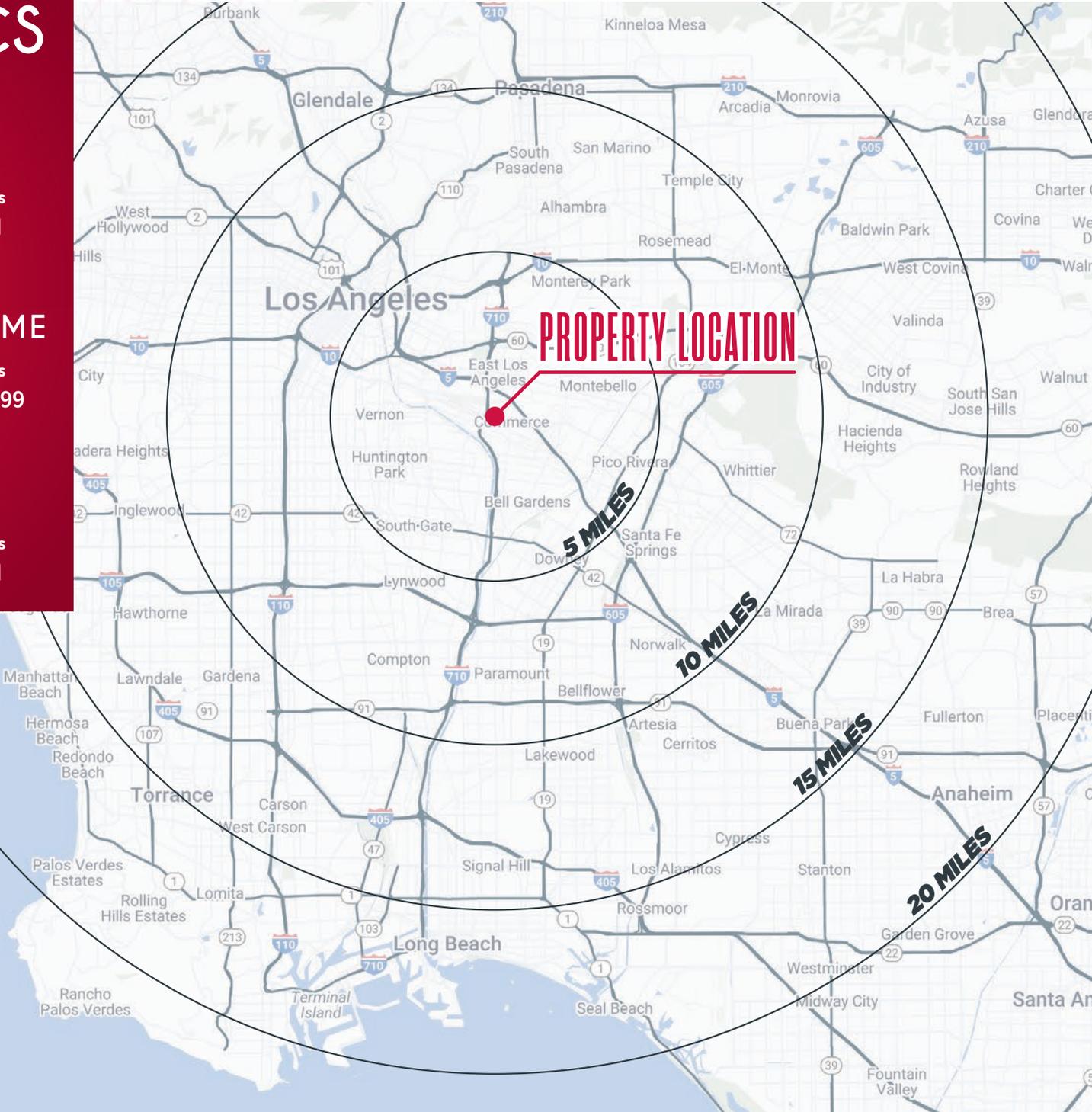


EMPLOYEES

5 Miles	10 Miles	15 Miles	20 Miles
284,832	1.12 M	2.48 M	3.53 M

DRIVING DISTANCE FROM PROPERTY

- DTLA: 6 MILES
- KOREATOWN: 9 MILES
- WEST HOLLYWOOD: 13 MILES
- CULVER CITY: 13 MILES
- PASADENA: 14 MILES
- BEVERLY HILLS: 15 MILES
- SANTA MONICA: 18 MILES
- LAX: 18 MILES
- LA & LB PORTS: 23 MILES



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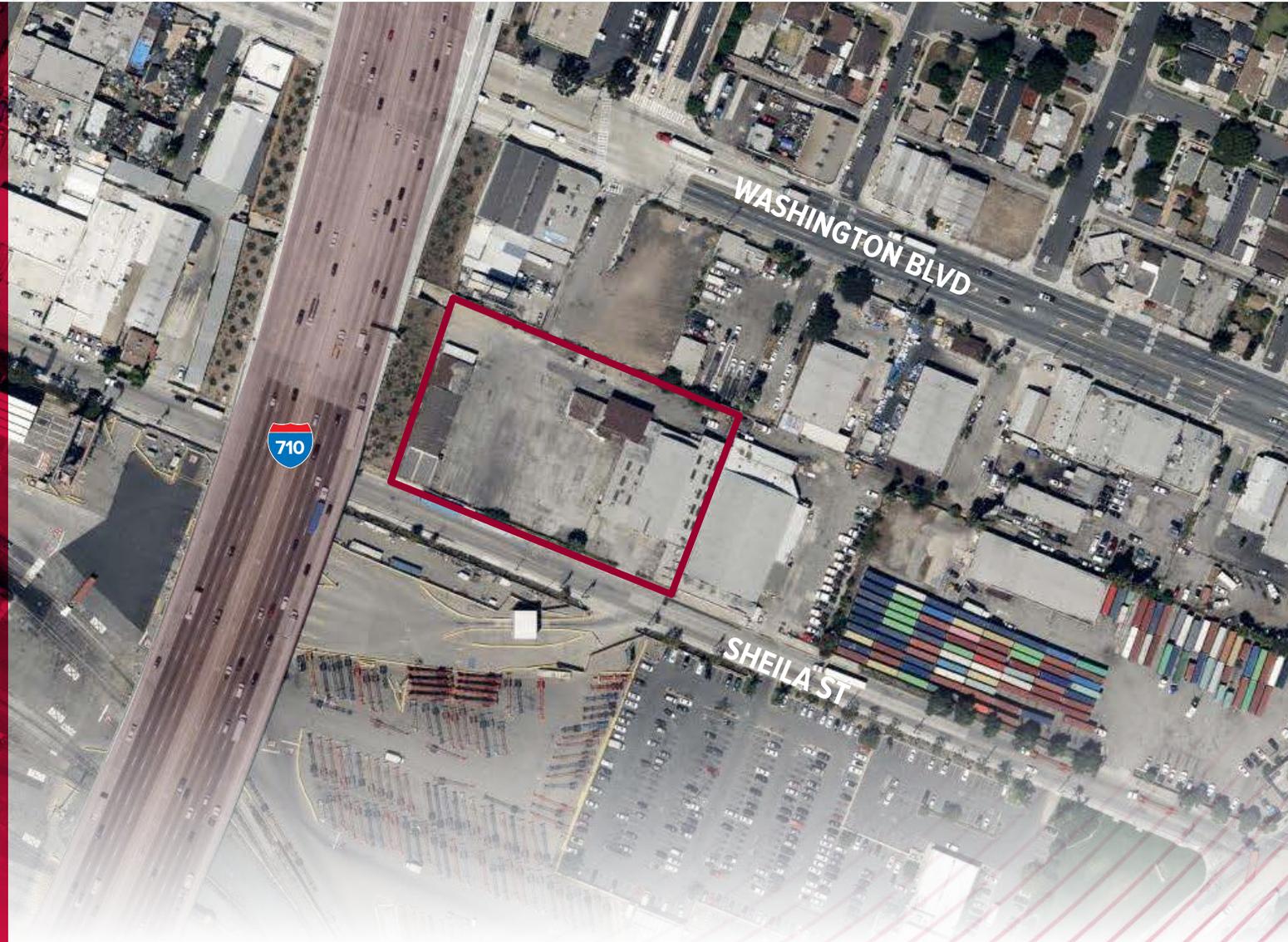
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