

1401 S HICKS AVE, COMMERCE CA 90023

AVAILABLE SPACE  
30,000 SF

FOR LEASE

  
**IKON**  
PROPERTIES

# PROPERTY SUMMARY

**1401 S HICKS AVE,  
COMMERCE, CA 90023**

**Property Type: Industrial**

**Year Built: 1950**

**Parcel Number: 5242-022-007**

**Available for Lease: 5,000 - 30,000 SF**

**Lot: 332,755/7.64 SF/AC**

**Zoning: CMM2\***

**DOWNTOWN  
LOS ANGELES**



**MARISCOS 4  
VIENTOS**



**MARISCOS  
Linda**



**Noakes St**

**SUBJECT  
PROPERTY**

**AVAILABLE SPACE  
30,000 SF APPROX**

# PROPERTY HIGHLIGHTS

- ✓ Flexible square footage and lease terms
- ✓ Close Proximity to the 5, 710, 101 & 60 freeway
- ✓ 24 hour security / 7 days a week
- ✓ 2 roll up gates

- ✓ Main Gate - 12 ft x 18 ft
- ✓ Side Gate - 12 ft x 14 ft
- ✓ Loading Dock - 60 ft long x 16 ft wide

**SUBJECT  
PROPERTY**

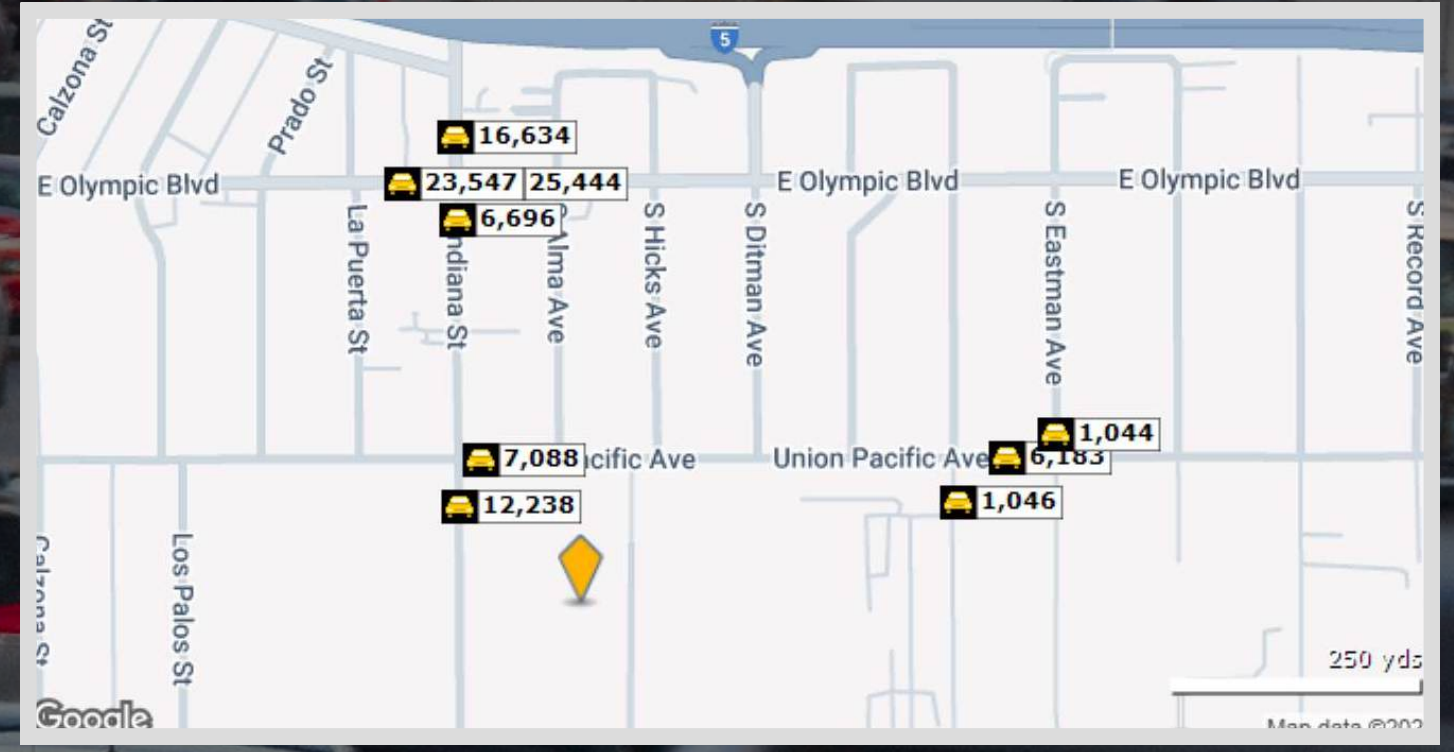
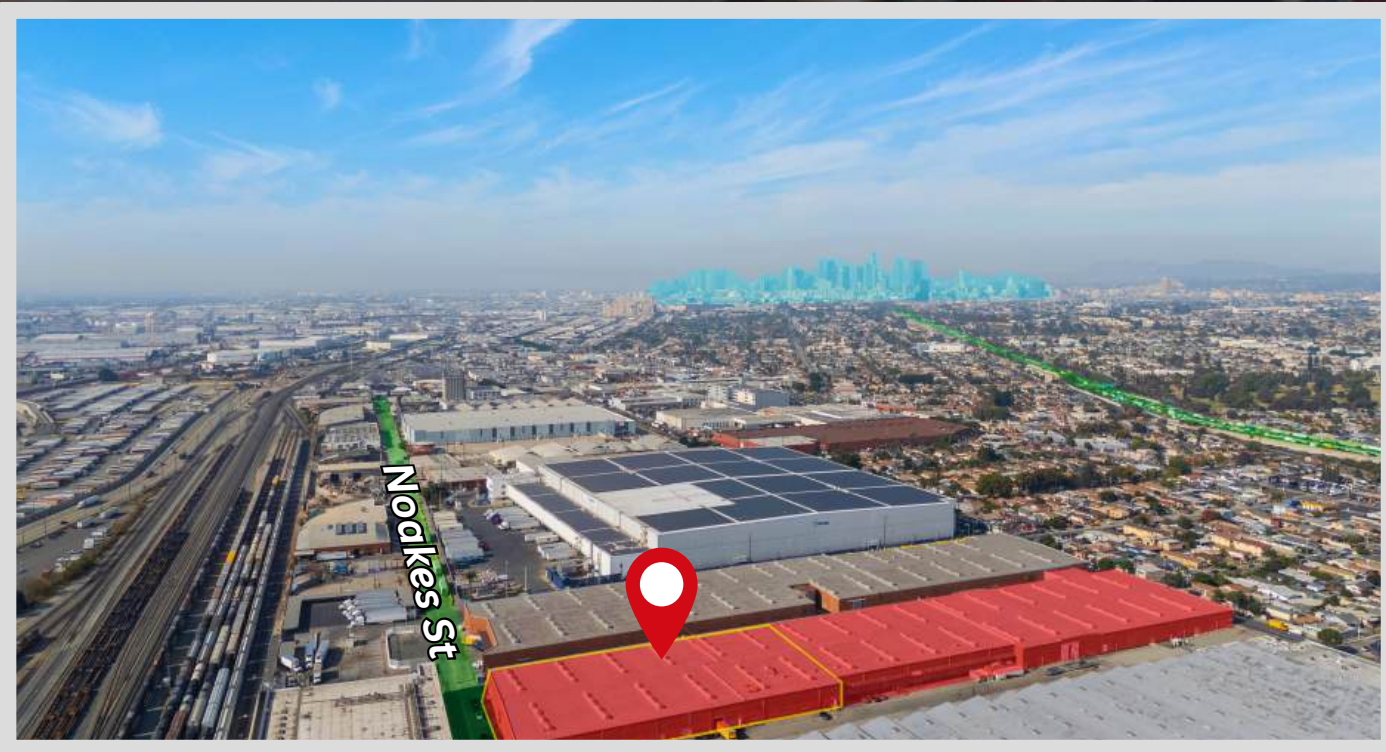
# PROPERTY PHOTOS

1401 S HICKS AVE, COMMERCE CA 90023



# TRAFFIC COUNT

1401 S HICKS AVE, COMMERCE CA 90023



TRAFFIC COUNT

Street		Traffic Volume	Distance from Subject	
S Indiana St	Union Pacific Ave	0.03 N	12,238	MPSI .09
Union Pacific Ave	S Indiana St	0.01 W	7,088	MPSI .10
S Rowan Ave	Union Pacific Ave	0.03 N	1,046	MPSI .23
S Indiana St	E Olympic Blvd	0.02 N	6,696	MPSI .24
E Olympic Blvd	S Indiana St	0.03 W	25,444	MPSI .25
Union Pacific Ave	S Rowan Ave	0.03 W	6,183	MPSI .26
E Olympic Blvd	la Puerta St	0.03 W	25,480	MPSI .27
E Olympic Blvd	la Puerta St	0.03 W	23,547	MPSI .27
S Indiana St	E Olympic Blvd	0.03 S	16,634	MPSI .28
S Eastman Ave	Union Pacific Ave	0.01 S	1,044	MPSI .29

**EXCLUSIVELY REPRESENTED BY**



**BLAS FERNANDEZ**  
**FOUNDER**  
**(818) 319-9191**  
LICENSE: CA 02012036  
Blas@ikonpropertiesla.com



**ARGISHTI TSATURYAN**  
**INVESTMENT ASSOCIATE**  
**(818) 510-2290**  
LICENSE: CA 02101145  
Argi@ikonpropertiesla.com