



2901 Tanager Avenue

Commerce, CA 90040

45,030 SF Industrial Building for Lease





HIGHLIGHTS



Strategic Location with Proximity to the I-5, I-605, I-710 and I-10



45,030 SF Industrial Building For Lease



Fully Renovated including Brand New Offices (2,827 SF) and Restrooms



Private Fenced Yard



4 Dock High & 1 Ground Level Loading Doors



18' Minimum Ceiling Clearance

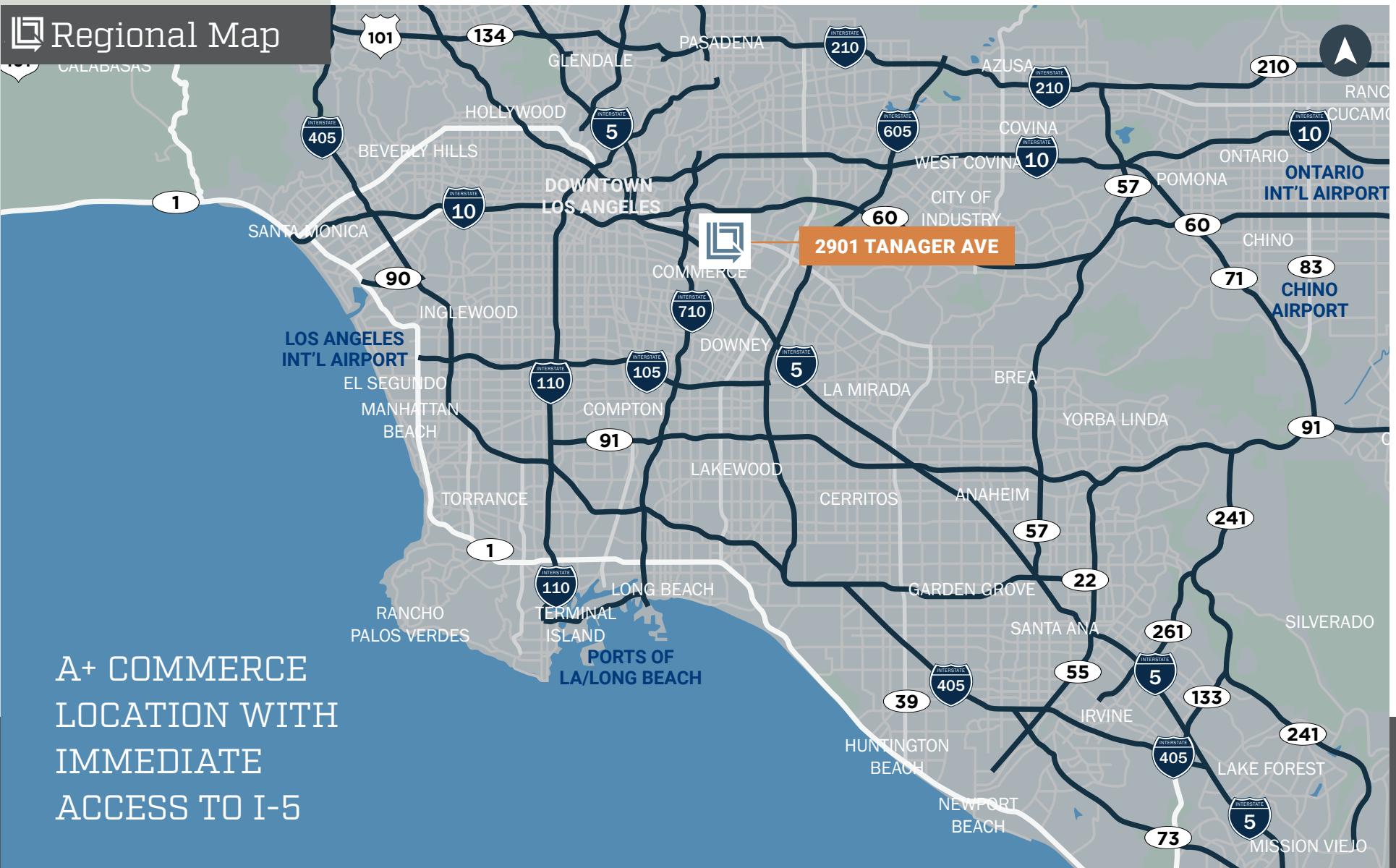


800 Amps Power (Upon tenant verification)



Excellent Warehouse/ Manufacturing Facility

Regional Map



Key Distances



1.0 MILES



3.0 MILES



4.0 MILES



4.4 MILES



7.5 MILES



DOWNTOWN
LOS ANGELES
8.7 MILES



10.5



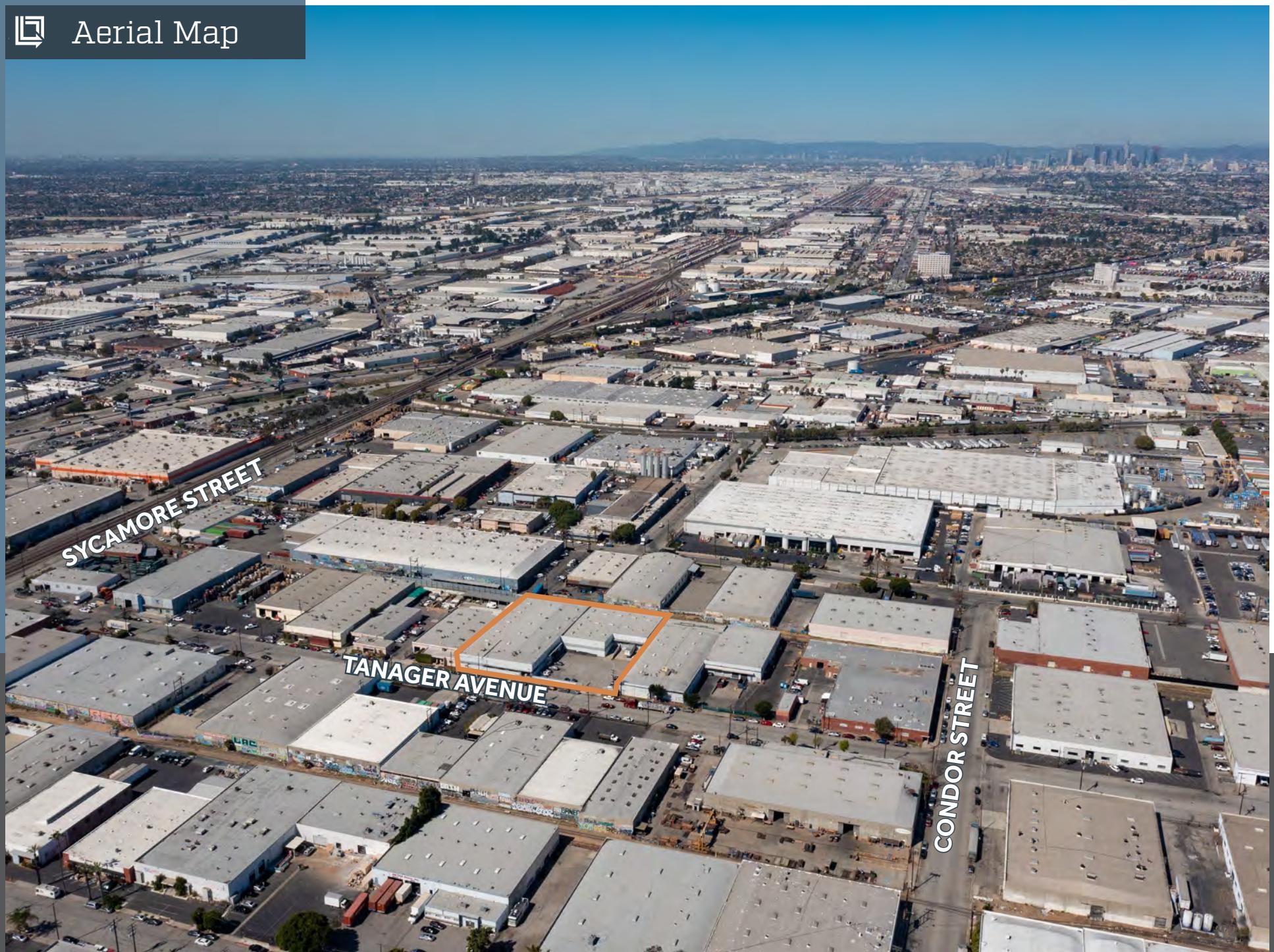
PORTS OF
LOS ANGELES AND
LONG BEACH
20 MILES



LOS ANGELES
INT'L AIRPORT
24 MILES

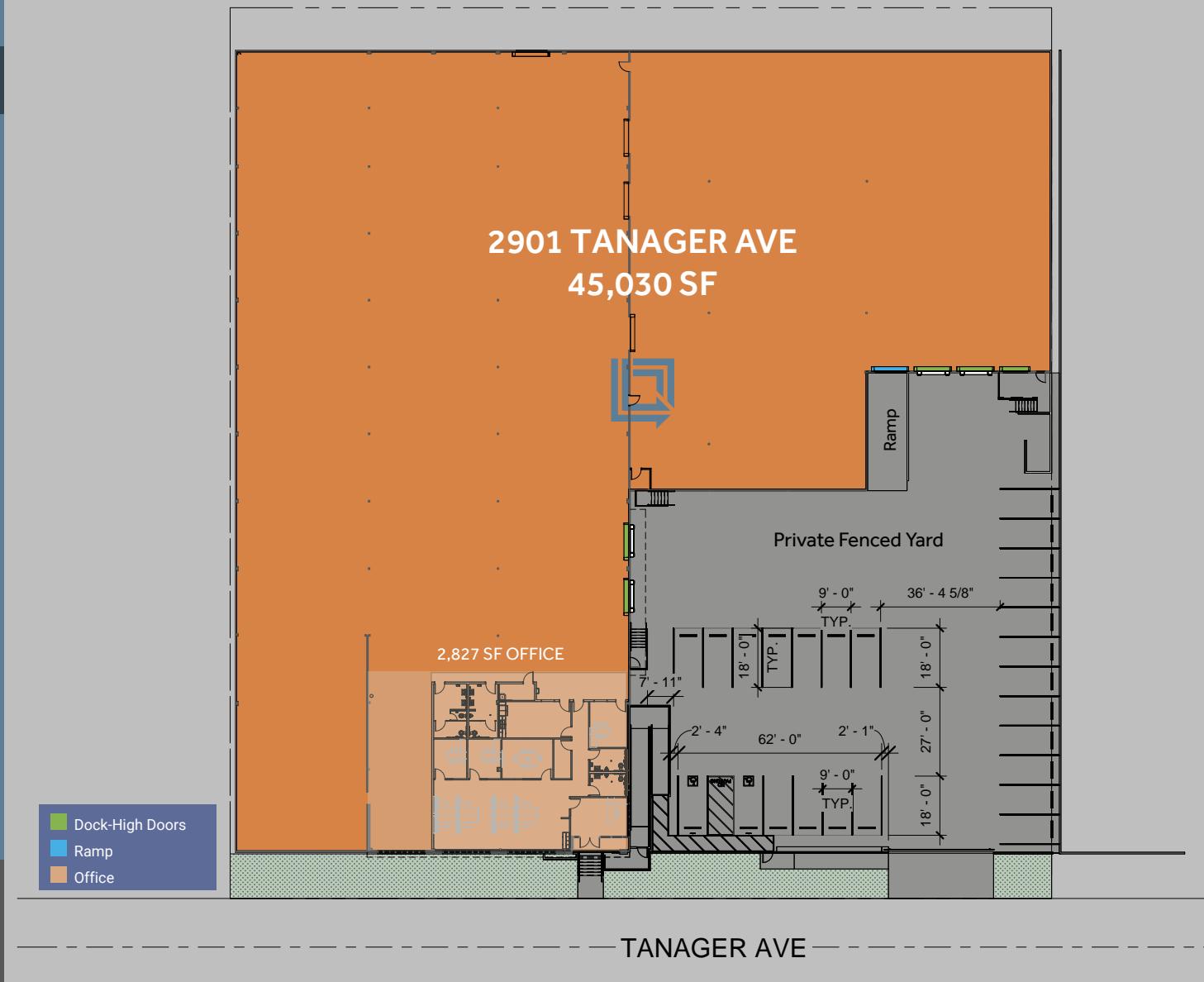


Aerial Map





Site Plan

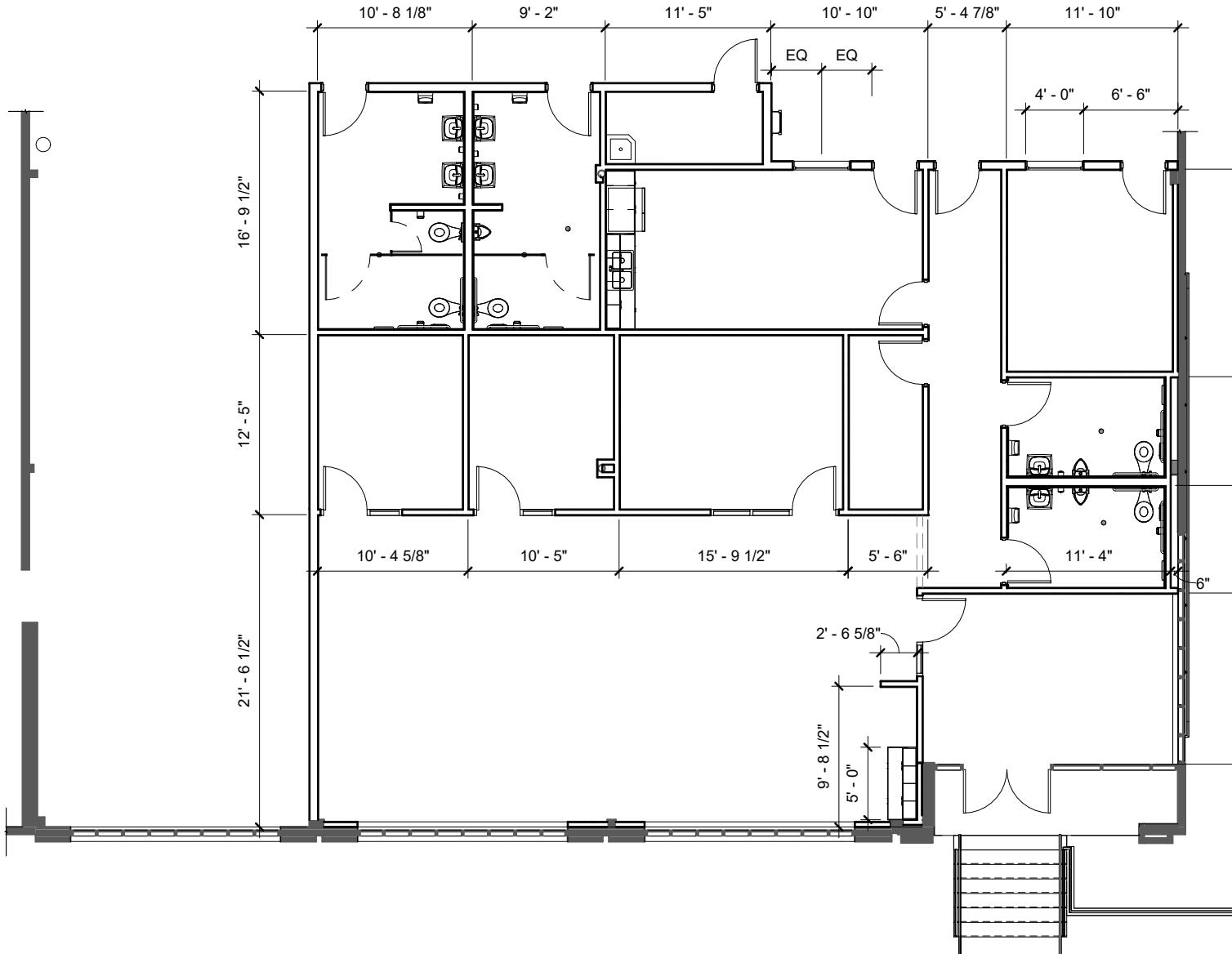


- **Total: 45,030 SF**
- **Warehouse Area: 42,203 SF**
- **Office Area: 2,827 SF**
- **Private Yard Area: 23,795 SF**



Office Plan

Office: 2,827SF



- Brand New Office and Restrooms
- Office Space includes an Entry Reception Area, Large Open-Air Office Area, Conference Room, Break Room, Private Offices and a Warehouse Office



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