

FOR LEASE

±61,245 SF INDUSTRIAL BUILDING
ON ±119,513 SF OF LAND

REDUCED LEASE RATE:
NOW \$85,131/MONTH



2230 S TUBEWAY AVE | COMMERCE | CA 90040

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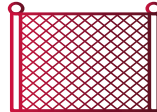
High Clear Clean Warehouse Space



Excellent Location
Close to Freeway/
Citadel Outlets/
Commerce Casino



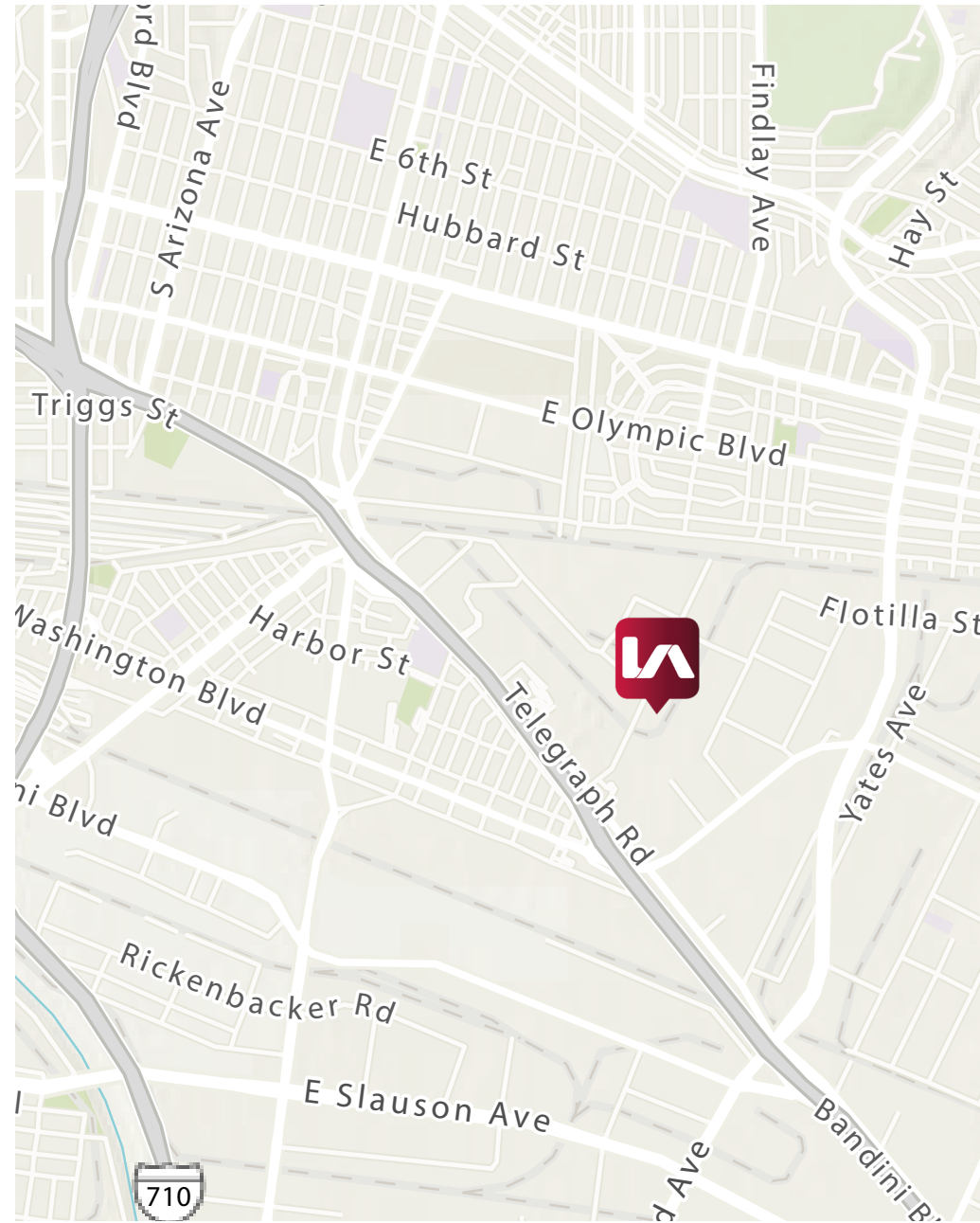
High Image; High End Office Build-Out



Large Fenced Yard

PROPERTY INFORMATION

Available SF	±61,245	Vacant	No
Minimum SF	±61,245	For Sale	No
Clear Height	24'	Parking Spaces	/ Ratio:
Sprinklered	Yes	Rail Service	No
Prop Lot Size	±119,513	GL Doors	0
Term	Acceptable to Owner	DH Doors	8
Yard	Fenced	Construction Type	Concrete
Lease Type	Gross /Opx Ex: \$0.05	Year Built	1961
Office SF	±5,931	Specific Use	Warehouse/Distribution
Restrooms	4	Warehouse AC	No
Finished Office Mezzanine	±7,025	Zoning	M2
Included in Available	No	Market/Submarket	Commerce/Vernon
Unfinished Mezzanine	0	APN	6336-016-014
Possession Date	30 Days	Power	A: 600 V: 480 O: 3 W: 4



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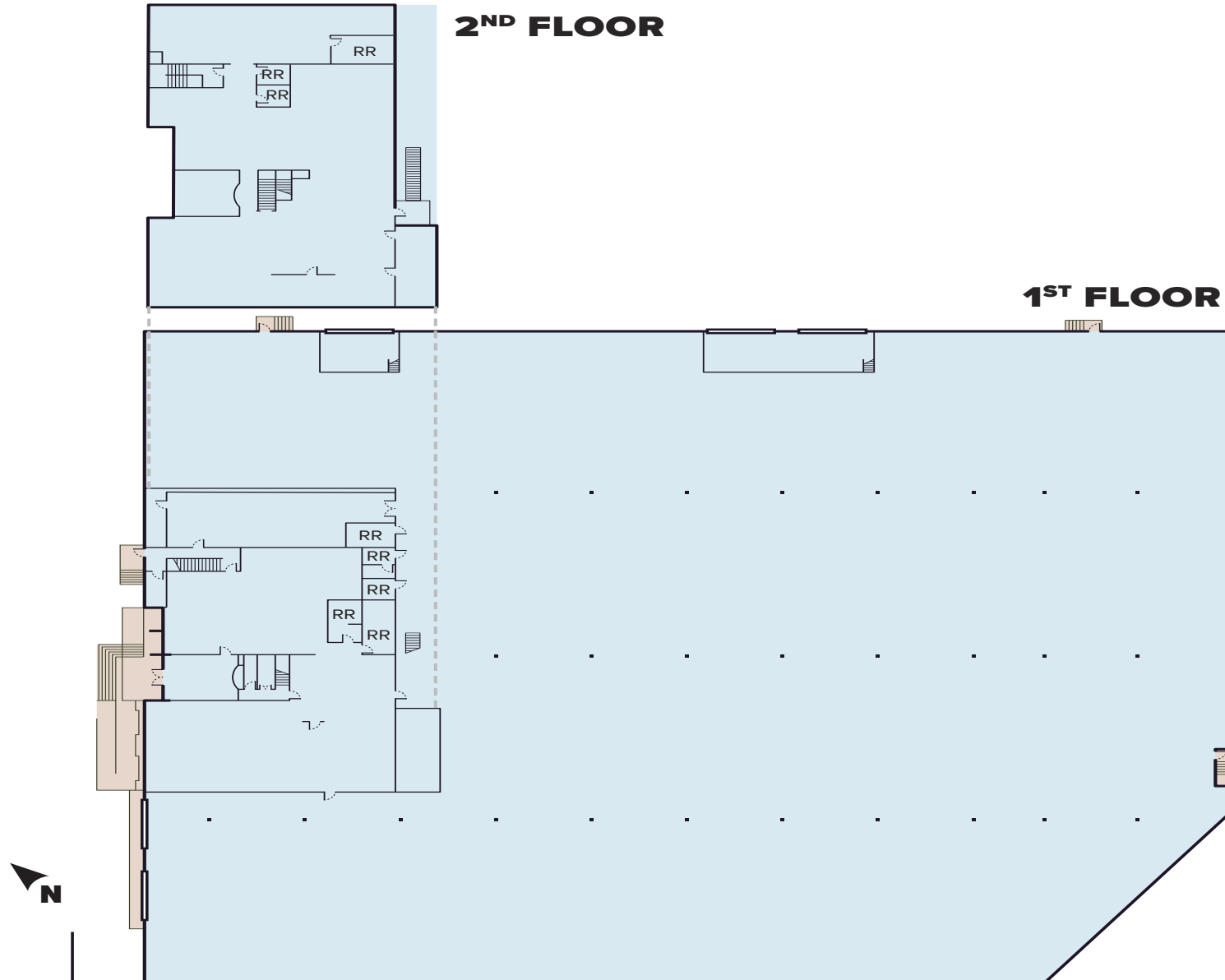
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SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

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LEE-ASSOCIATES.COM/DOWNTOWNLA | TEAM-CLINE.COM

Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.