

OFFERING MEMORANDUM

±31,070 SF OWNER USER WAREHOUSE
W/ SECURE YARD IN COMMERCE, CA

3019 VAIL AVE
COMMERCE, CA

km Kidder
Mathews

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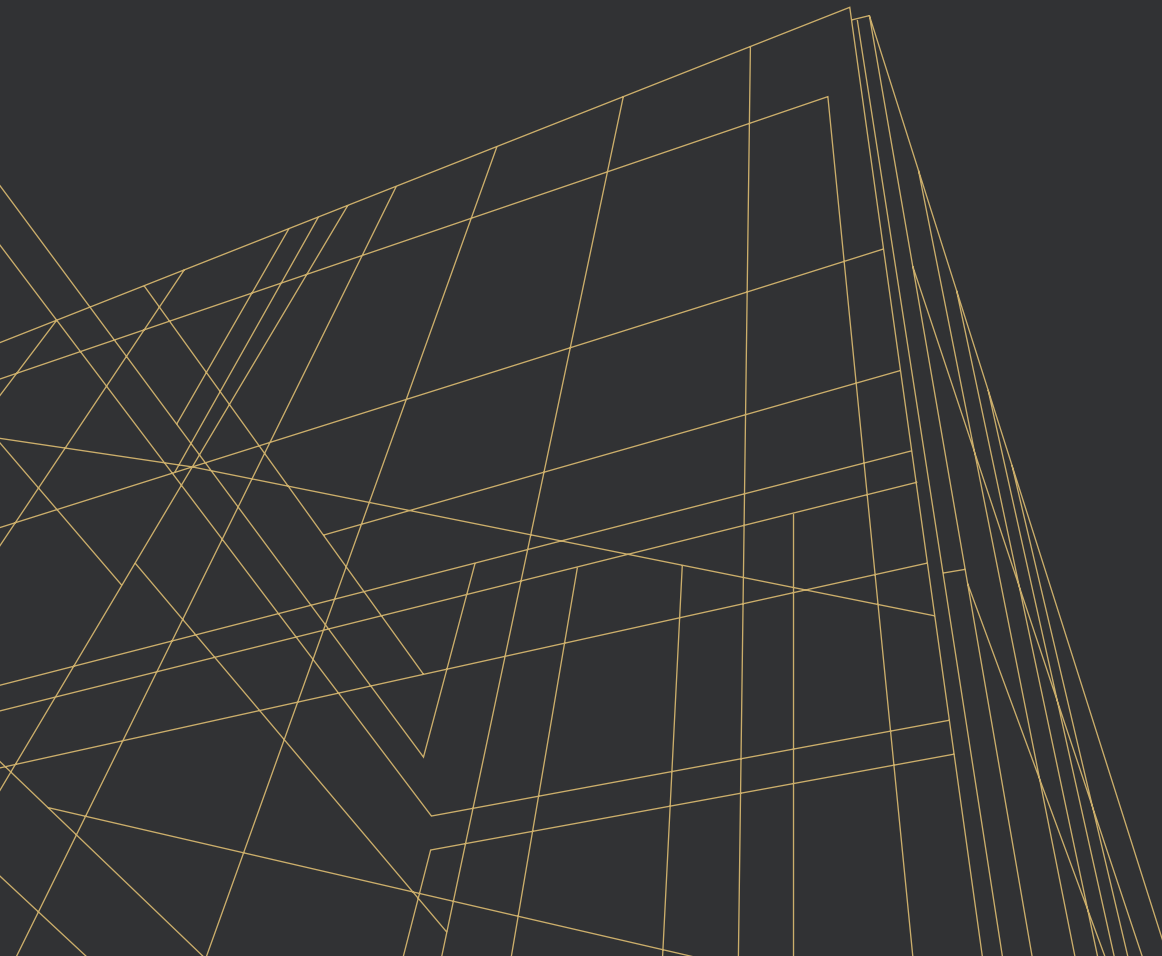
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An abstract geometric line drawing in a light gold color, consisting of numerous intersecting lines that form a complex, multi-faceted structure resembling a stylized building or a series of overlapping planes. It is positioned on the left side of the page, extending from the bottom edge upwards and towards the center.

EXECUTIVE SUMMARY

Section 01

INDUSTRIAL BUILDING AVAILABLE IN THE CITY OF *COMMERCE*

PROPERTY INFORMATION

ADDRESS	3019 Vail Ave, Commerce, CA 90040
BUILDING SIZE	±31,070 SF
LOT SIZE	±57,063 SF 1.31 AC (Verify)
PARCEL NO.	6336-006-012
YEAR BUILT	1952
POWER	800A 480V 3P Capable
LOADING	1 DH 2 GL 1GL Ramp
ZONING	CMM2
CONSTRUCTION	CTU

31,070 SF

BUILDING SIZE

1.31 AC

LOT SIZE (VERIFY)



EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS



AIR-CONDITIONED WAREHOUSE

Ideal for temperature-sensitive inventory, the warehouse is partially air conditioning to help protect stored goods and maintain product integrity.



PRIME LOCATION

Centrally located in Commerce, CA, with seamless access to major freeways, including the 5, 10, and 605, ensuring efficient distribution throughout Los Angeles County.



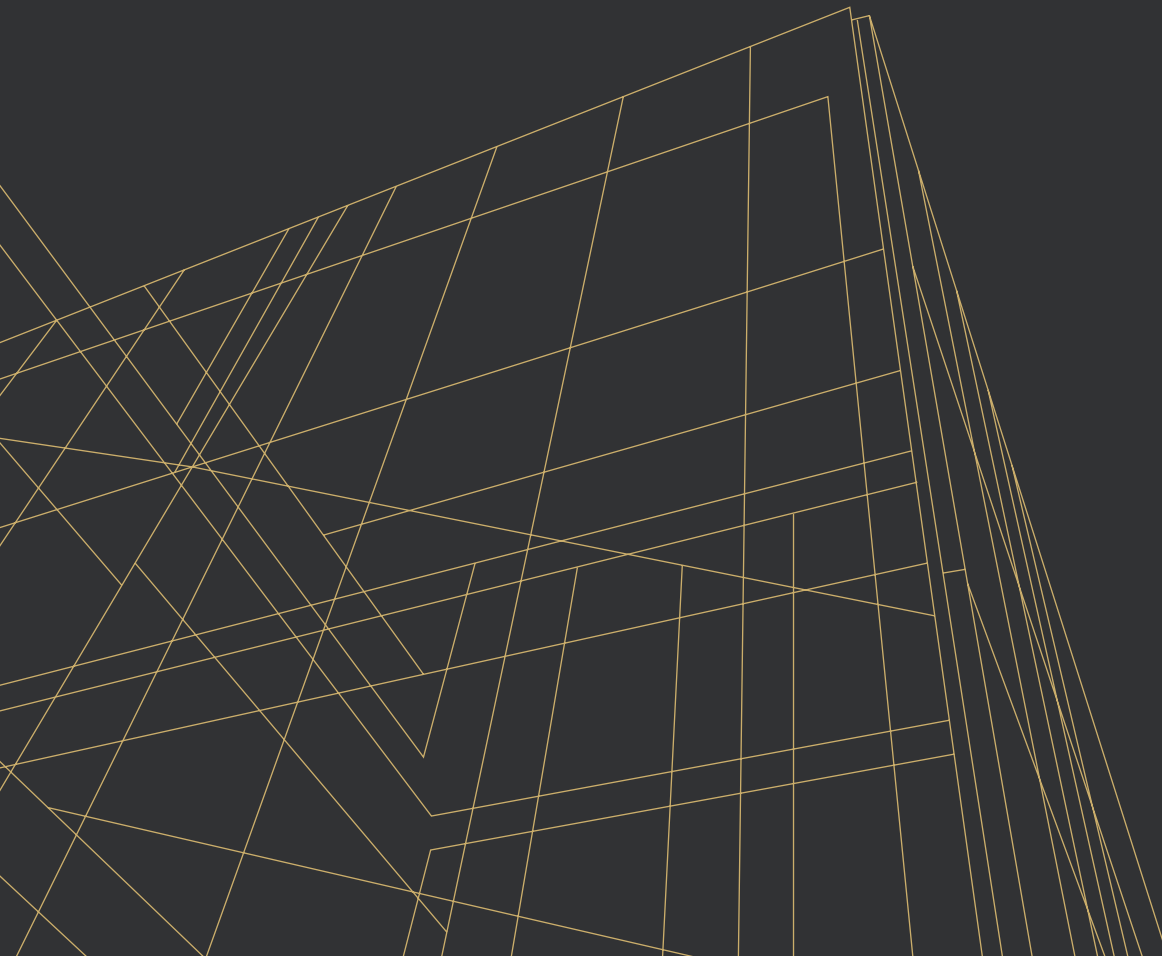
AMPLE PARKING

Secure, fenced lot offering ±30 parking spaces, providing convenient and abundant parking for employees, clients, and visitors. A strong building-to-land ratio enhances accessibility and functionality.



ADVANCED SECURITY SYSTEM

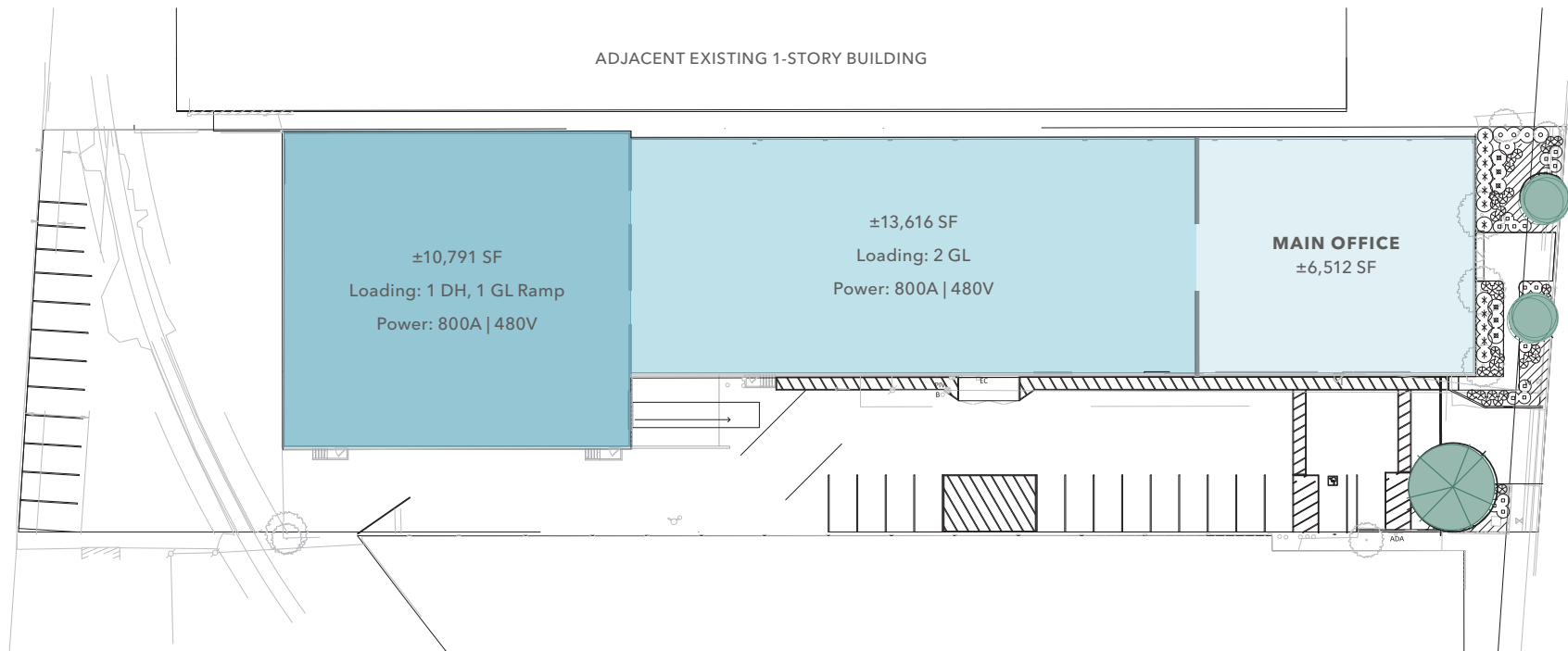
Equipped with a state-of-the-art access control system and over 100 strategically placed cameras, ensuring comprehensive surveillance and protection for your operations.



PROPERTY OVERVIEW

Section 02

SITE PLAN



31,070 SF

BUILDING SIZE

1.31 AC

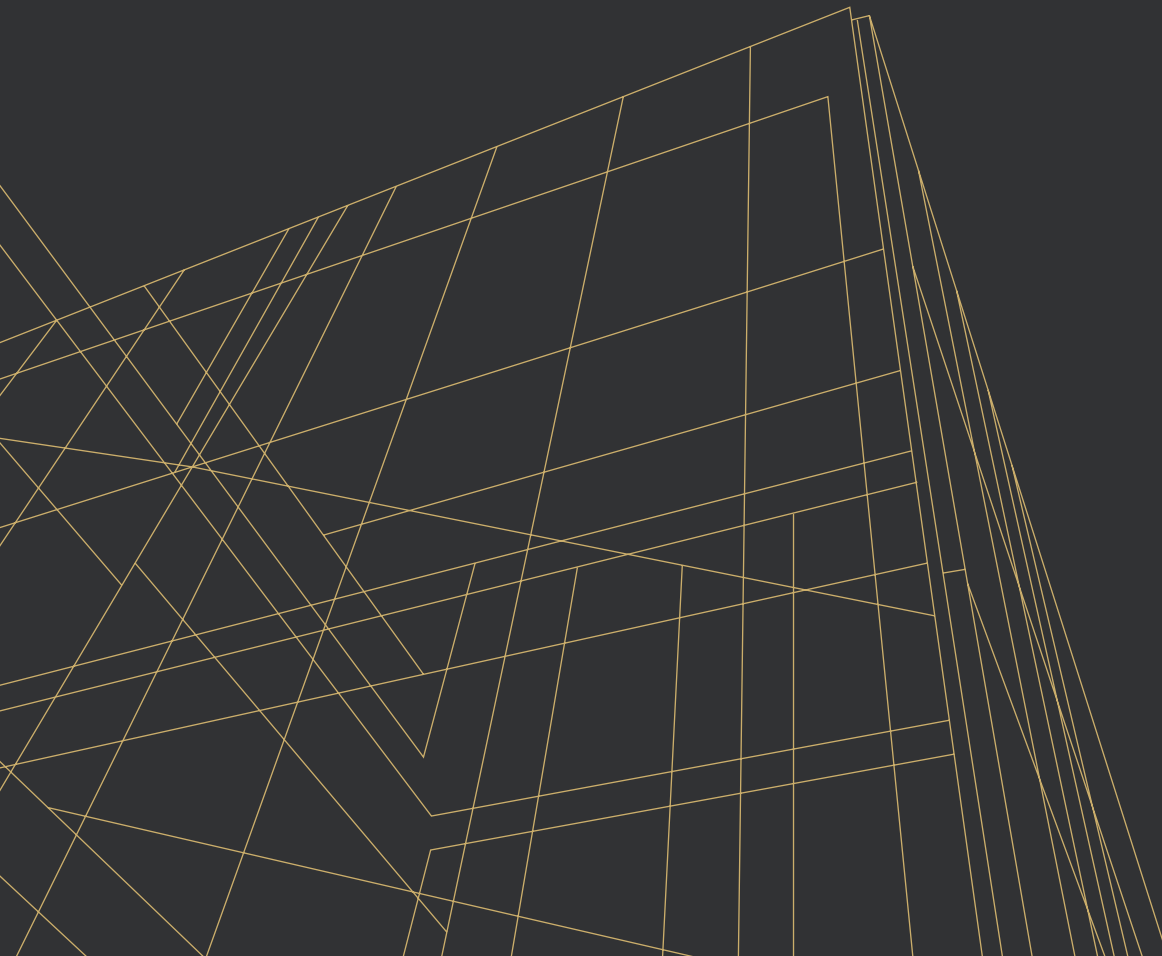
LOT SIZE (VERIFY)

PROPERTY OVERVIEW



PROPERTY OVERVIEW



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FINANCIALS

Section 03

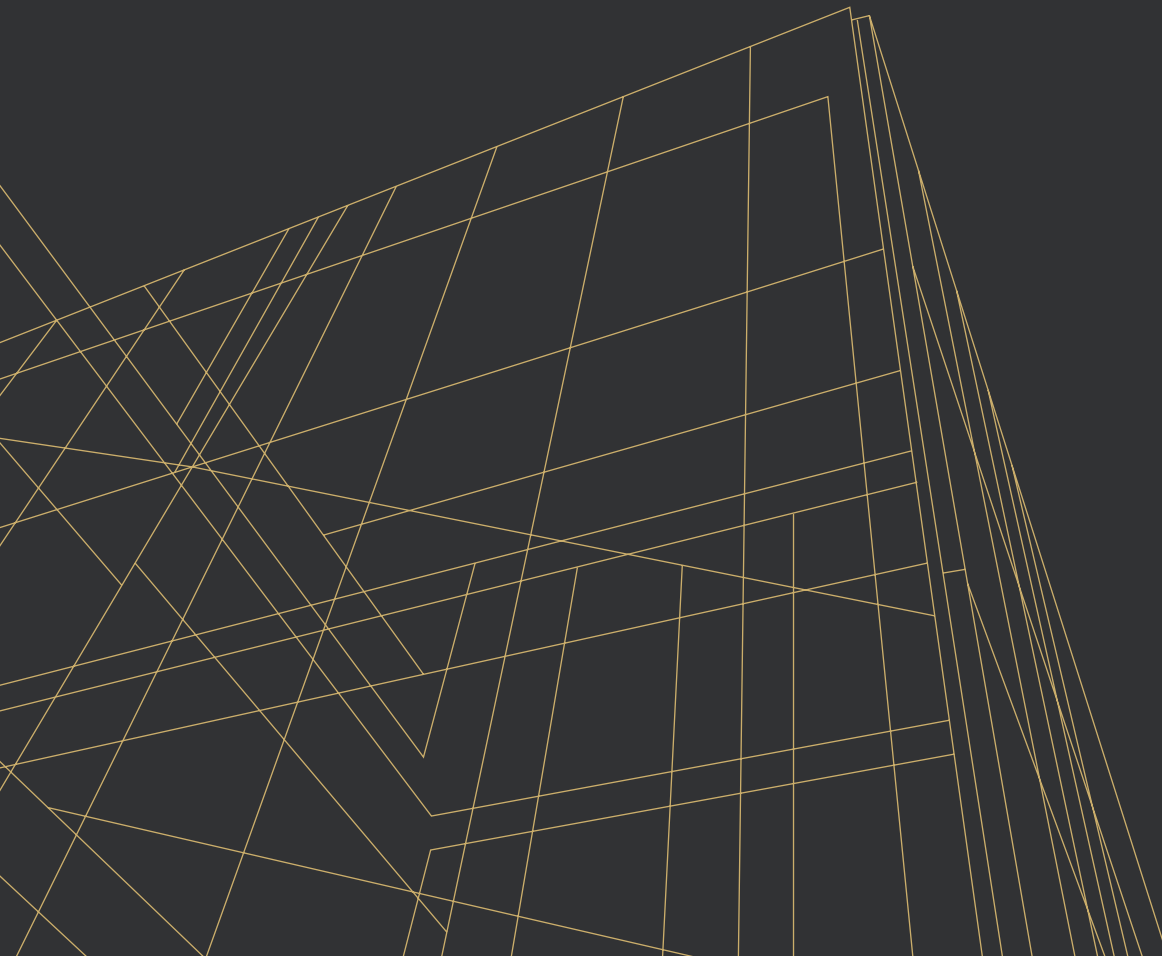
PRICING SUMMARY

OFFERING PRICE	\$6,950,000
PRICE/BLDG SF	\$223
PRICE/LAND SF	\$121
BUILDING SIZE	±31,070 SF
LOT SIZE	±57,063 SF 1.31 AC (Verify)
YEAR BUILT	1952

\$6,950,000

OFFERING PRICE



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MARKET OVERVIEW

Section 04

COMMERCE MARKET IS RIPE FOR CHANGE

Commerce is a city located in southeast Los Angeles County, California, United States. It is usually referred to as the City of Commerce to distinguish it from the common noun. It is bordered by Vernon on the west, Los Angeles on the northwest, East Los Angeles on the north, Montebello on the east, Downey and Bell Gardens on the south, and Maywood on the southwest. The Los Angeles River forms part of its southwestern boundary, and the Rio Hondo separates it from Downey. Commerce is served by the Long Beach and Santa Ana freeways, as well as the Metrolink commuter rail service at the Commerce station.

Today (five decades after incorporation), Commerce is a dynamic city, which has effectively recycled old heavy industrial sites with high technology, office, warehouse and retail use. The city has exceptional recreation and social service programs and provides superior-quality public safety, transportation, and community development services to all residents and businesses located in the city while cultivating a unique small-town ambiance enjoyed by all of its citizens.

Data Source: Wikipedia, www.ci.commerce.ca.us/visitors/history

12,228

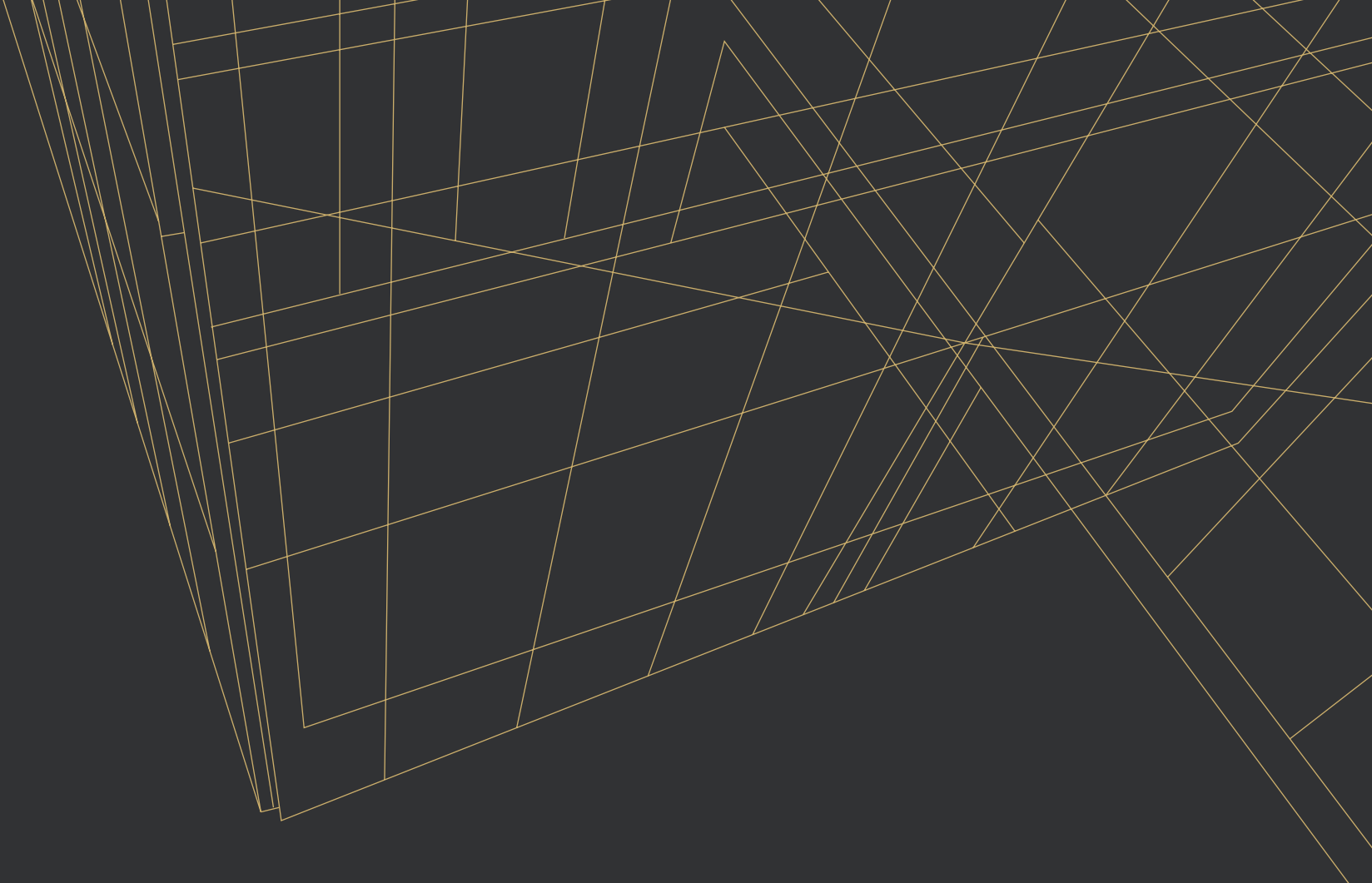
POPULATION

32.0

MEDIAN AGE

\$63,517

MEDIAN INCOME



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