

Available SF 13,695 SF

Industrial For Lease
Building Size 42,402 SF

Address: 5333 Slauson Ave, Unit A & B, Commerce, CA 90040

Cross Streets: S Eastern Ave/Slauson Ave

Available as: 6,124 SF - 7,571 SF or 13,695 SF
 Prime Location - High Clear WH - 3 Size Configurations
 23' Clear - Fully Sprinklered - Units Can be Separated
 Ground Level Loading - Minimal Office Space
 Strategic LA Central Market Location - High Visibility
 Excellent Frontage - 710 Fwy & E Slauson Ave (±250)

Lease Rate/Mo: \$16,160
Lease Rate/SF: \$1.18
Lease Type: Gross
Available SF: 13,695 SF
Minimum SF: 6,124 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$220,475 / 2023
Yard: Fenced/Paved
Zoning: M2

Sprinklered: Yes
Clear Height: 23'
GL Doors/Dim: 2
DH Doors/Dim: 0
A: 2000 V: 240 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1979

Whse HVAC: No
Parking Spaces: 18 / **Ratio:** 1.3:1/
Rail Service: No Burlington North Santa Fe
Specific Use: Warehouse/Distribution

Office SF / #: 430 SF / 2
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 30 Days
Vacant: No
To Show: Call broker
Market/Submarket: Commerce/Vernon
APN#: 6332003039

Listing Company: Lee & Associates
Agents: [Tony Naples 818-395-4373](#), [Mattison Behr 818-434-9116](#)

Listing #: 41468765 **Listing Date:** 11/19/2024 **FTCF:** CB000N000S000

Notes: Call brokers for commission information. Tenant to verify all including building/land square footage, permitted office size, dates of construction, clear height, power, sprinkler calculation, zoning, permitting and permitted uses, ADA compliance, parking, building and roof condition, HVAC, access, encroachments, floor load and taxes. Tenant to obtain business license and confirm zoning and use.



Available SF 7,571 SF

Industrial For Lease
Building Size 42,402 SF

Address: 5333 Slauson Ave, Unit A, Commerce, CA 90040

Cross Streets: S Eastern Ave/Slauson Ave

Available as: 6,124 SF - 7,571 SF or 13,695 SF
 Prime Location - High Clear WH - 3 Size Configurations
 23' Clear - Fully Sprinklered - Units Can be Separated
 Ground Level Loading - Minimal Office Space
 Strategic LA Central Market Location - High Visibility
 Excellent Frontage - 710 Fwy & E Slauson Ave (±250)

Lease Rate/Mo: \$8,934
Lease Rate/SF: \$1.18
Lease Type: Gross
Available SF: 7,571 SF
Minimum SF: 6,124 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$220,475 / 2023
Yard: Fenced/Paved
Zoning: M2

Sprinklered: Yes
Clear Height: 23'
GL Doors/Dim: 1
DH Doors/Dim: 0
A: 2000 V: 240 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1979

Whse HVAC: No
Parking Spaces: 8 / **Ratio:** 1.1:1/
Rail Service: No Burlington North Santa Fe
Specific Use: Warehouse/Distribution

Office SF / #: 250 SF / 1
Restrooms: 1
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 30 Days
Vacant: No
To Show: Call broker
Market/Submarket: Commerce/Vernon
APN#: 6332003039

Listing Company: Lee & Associates
Agents: [Tony Naples 818-395-4373](#), [Mattison Behr 818-434-9116](#)

Listing #: 41468965 **Listing Date:** 11/19/2024 **FTCF:** CB000N000S000

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Available SF 6,124 SF

Industrial For Lease
Building Size 42,402 SF

Address: 5333 Slauson Ave, Unit B, Commerce, CA 90040

Cross Streets: S Eastern Ave/Slauson Ave

Available as: 6,124 SF - 7,571 SF or 13,695 SF
 Prime Location - High Clear WH - 3 Size Configurations
 23' Clear - Fully Sprinklered - Units Can be Separated
 Ground Level Loading - Minimal Office Space
 Strategic LA Central Market Location - High Visibility
 Excellent Frontage - 710 Fwy & E Slauson Ave (±250)

Lease Rate/Mo:	\$7,226	Sprinklered:	Yes	Office SF / #:	180 SF / 1
Lease Rate/SF:	\$1.18	Clear Height:	23'	Restrooms:	1
Lease Type:	Gross	GL Doors/Dim:	1	Office HVAC:	Heat & AC
Available SF:	6,124 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	6,124 SF	A: 2000 V: 240 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1979	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	30 Days
Sale Price/SF:	NFS	Parking Spaces:	10 / Ratio: 1.6:1/	Vacant:	No
Taxes:	\$220,475 / 2023	Rail Service:	No Burlington North Santa Fe	To Show:	Call broker
Yard:	Fenced/Paved	Specific Use:	Warehouse/Distribution	Market/Submarket:	Commerce/Vernon
Zoning:	M2			APN#:	6332003039

Listing Company: Lee & Associates
Agents: [Tony Naples 818-395-4373](#), [Mattison Behr 818-434-9116](#)

Listing #: 41469181 **Listing Date:** 11/19/2024 **FTCF:** CB000N000S000

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