



2429 S Malt Avenue
Commerce, CA 90040



124,140 SF
available space



36' (Up To 75' Permitted)
clear height



Entitled
built-to-suit facility

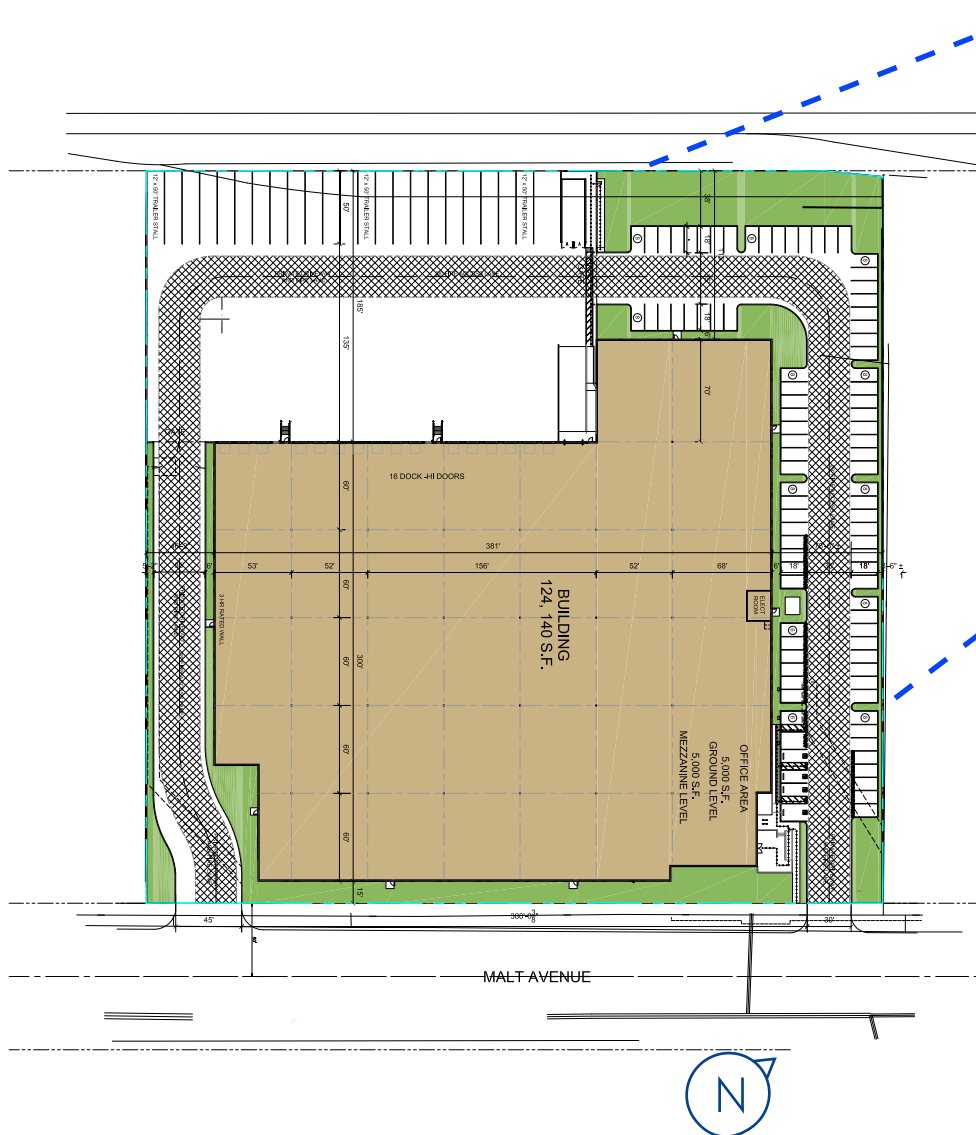


10-11 Months
availability date



2429 S Malt Avenue

Property features and offered space



124,140 SF
available space



10,000 SF
two-story office space



36' (Up To 75' Permitted)
clear height



5.77 Ac (251,280 SF)
land area



22
trailer parking stalls



92
car parking spaces



ESFR
sprinkler system



1
grade level door



16
dock high positions



M-2 (Heavy Industrial)
zoning



Distances

Airport

LAX Airport 23 Miles

Long Beach Airport 16.5 Miles

Ports 60 Fwy 3.5 Miles

Port of Los Angeles 24.5 Miles

Port of Long Beach 23 Miles

Freeways

710 Fwy 2.5 Miles

5 Fwy 1 Mile

60 Fwy 3.5 Miles

DTLA 6.5 Miles

Location Highlights:

- **Pro-Business City.** No gross receipts tax, municipal property tax or utility tax
- **Citadel Outlets.** 1.5 miles from 700,000 SF shopping center w/ 130 stores and restaurants
- **High Concentration of Corporate Occupiers and Institutional Owners.** More than 2,000 businesses and 25 of the largest industrial landlords have a presence in the City
- **Accessibility.** Immediate access to I-5 (Santa Ana) & 710 (Long Beach) Freeways
- **Centralized Location.** Spanning 6.6 square miles (4,160 acres), located 6.5 miles southeast of Downtown Los Angeles
- **Public Transit.** 1 mile to the Commerce and Montebello/Commerce Metrolink Stations

Proven track record

of Marq Logistics



Marq Logistics is a global leader in the development and operation of modern logistics facilities and manages a portfolio of approximately 2,000 properties totaling more than 645 million square feet. With a mission to deliver institutional-quality logistics facilities and a consistent, best-in-class experience to customers around the world, Marq's highly specialized and dedicated team provides a powerful combination of global scale with local expertise.

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