

# FOR SALE

±26,794 SF TOTAL BLDGS

# 5519

## JILLSON ST


COMMERCE, CA 90040



### PROPERTY HIGHLIGHTS

 City of Commerce Housing Opportunity Overlay

 ±26,794 SF Building

 ±53,946 SF of Land

 Adjacent to City Hall in City of Commerce

 Well Maintained Clean Building

 12' - 18' Clear Height

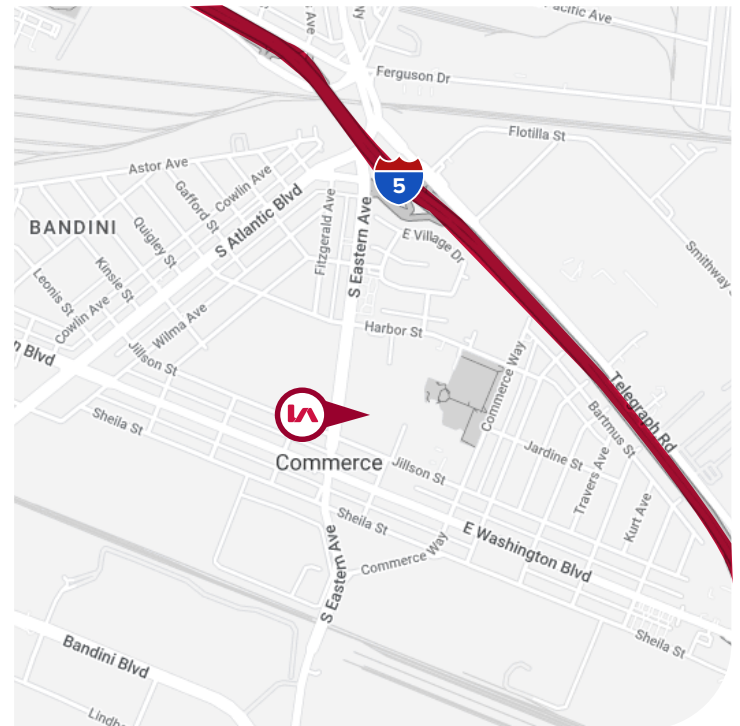
 4 GL Doors & 2 DH Positions

 Zoning: CMM2

 Heavy Power: 1,000 Amps, 277 / 480 V

 Access to I-5 Freeway and Eastern Ave

**ASKING PRICE: \$8,500,000**



**Touring Instructions: Do not disturb tenants.**  
Email Agent at least 24 hours in advance.

**SEHYUNG KIM**

Senior Vice President | LIC NO 01327276

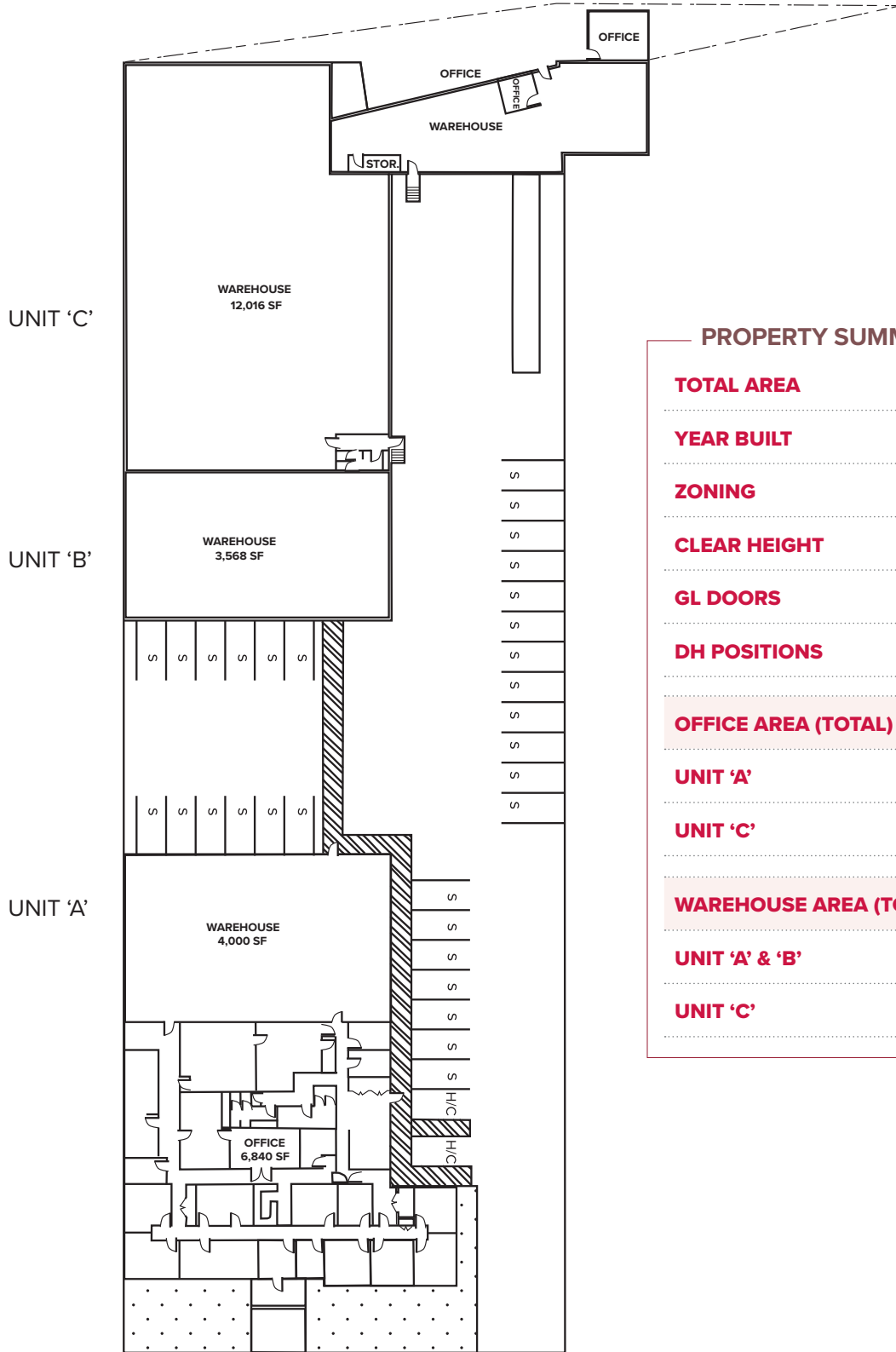
skim@lee-associates.com | 213.290.3599

[www.skimcre.com](http://www.skimcre.com)

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## SITE PLAN



### PROPERTY SUMMARY

<b>TOTAL AREA</b>	±26,794 SF
<b>YEAR BUILT</b>	1952
<b>ZONING</b>	CMM2
<b>CLEAR HEIGHT</b>	12' - 18'
<b>GL DOORS</b>	4 (19' x 11' - 10' x 11')
<b>DH POSITIONS</b>	2 (12' x 12')
<b>OFFICE AREA (TOTAL)</b>	±7,210 SF
<b>UNIT 'A'</b>	±6,840 SF
<b>UNIT 'C'</b>	±370 SF
<b>WAREHOUSE AREA (TOTAL)</b>	±19,584 SF
<b>UNIT 'A' &amp; 'B'</b>	±7,568 SF
<b>UNIT 'C'</b>	±12,016

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## AERIAL & LOCAL LANDMARKS



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 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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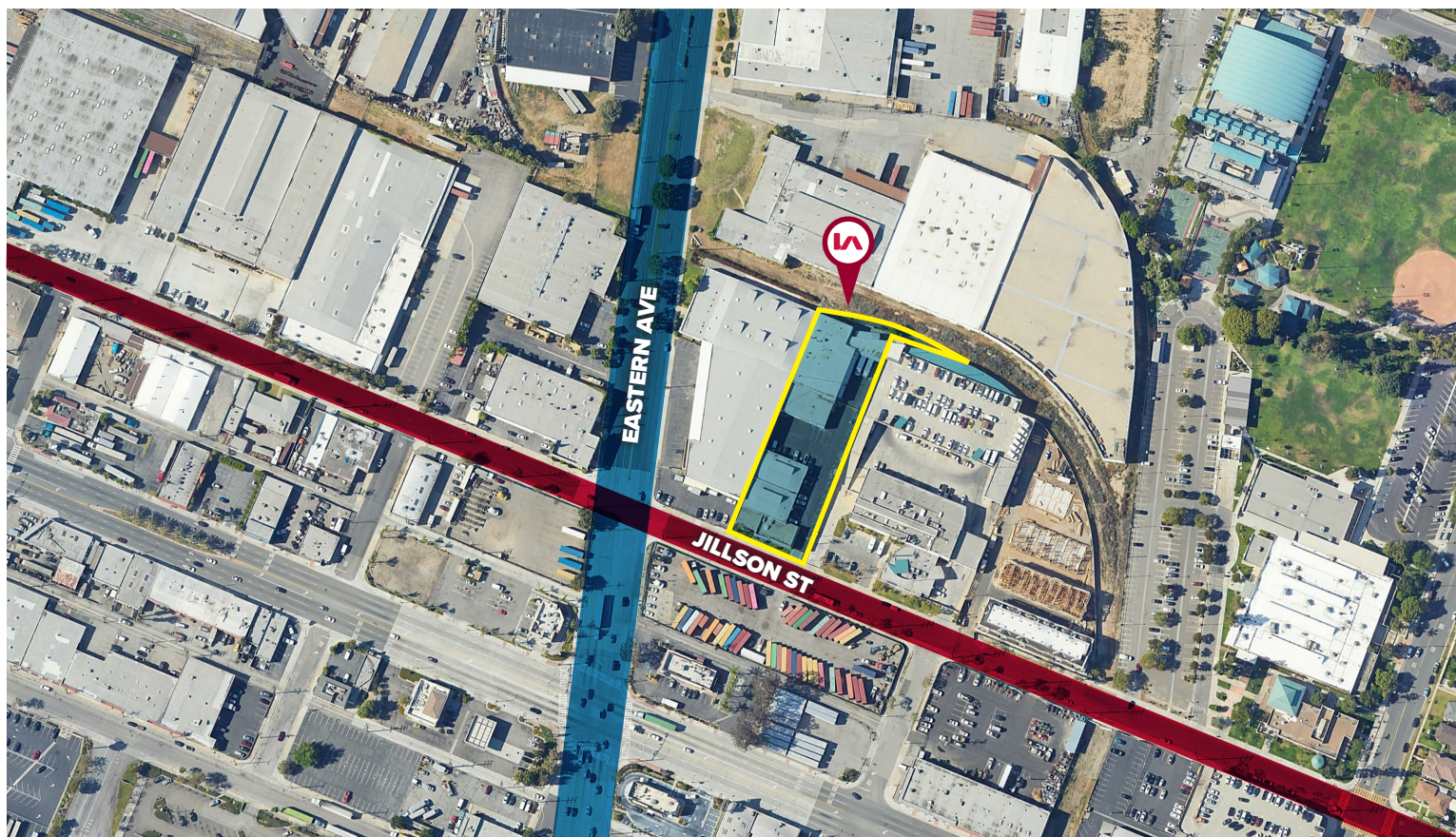


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## STREET VIEW



## AERIAL VIEW



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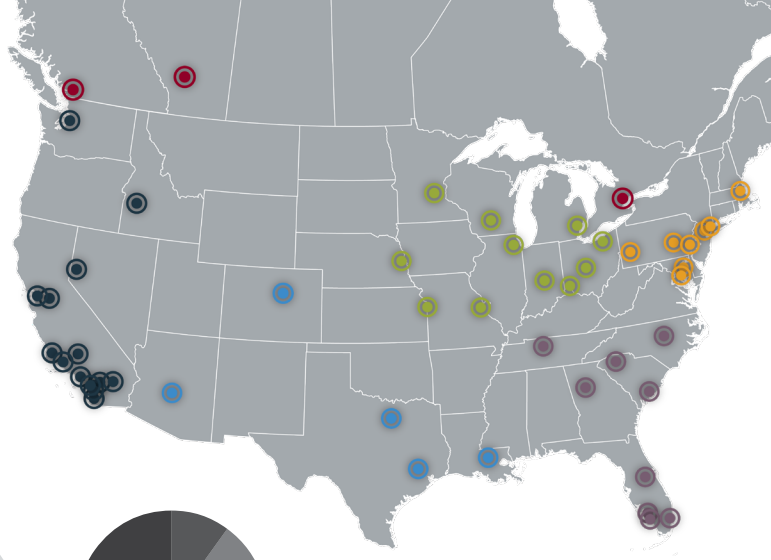
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LOS ANGELES

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



**160+**  
**YEARS**  
BROKERAGE  
EXPERIENCE

INTERNATIONAL  
PRESENCE &  
LOCAL EXPERTISE

**1.2+**  
**MILLION**  
SF IN ACTIVE  
LISTINGS

MARKET SHARE  
IN THE INDUSTRY  
**+35%**

## ABOUT US

Since 1979, Lee & Associates has reimagined the way that commercial real estate companies should be structured. Each Lee & Associates office is owned and operated by its professionals. As shareholders of the company, this separates us from our competition and creates one common goal; to provide seamless, consistent execution and value-driven market-to-market services to our clients.

Every Lee & Associates office delivers world-class service to an array of regional, national, and international clients - from small businesses and local investors to major corporate users and institutional investors.

Largest Broker-Owned  
CRE Firm in  
North America

Cooperation and  
Collaboration

Industrial,  
Commercial,  
and Investment  
Services

## NATIONWIDE PRESENCE

California  
Idaho  
Nevada  
Washington  
Arizona  
Colorado  
Louisiana  
Texas

Indiana  
Illinois  
Kansas  
Ohio  
Michigan  
Minnesota  
Missouri  
Nebraska

District Columbia (DC)  
Massachusetts  
Maryland  
New York  
New Jersey  
Pennsylvania  
Florida  
Georgia

Tennessee  
North Carolina  
South Carolina  
Canada: Alberta  
British Columbia  
Ontario

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