

# 1950 S TUBEWAY AVE

COMMERCE • CA 90040

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**TEAMCLINE**



## **LAND FOR LEASE**

### **±47,733 SF (±1.10 AC) INDUSTRIAL LAND**

**JACK R. CLINE, JR.**

President

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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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## PROPERTY HIGHLIGHTS



Sizeable Lot with  
Functional Outdoor  
Yard Space



Prime Commerce  
Industrial Location



Site Configuration  
Supports Loading  
and Maneuvering



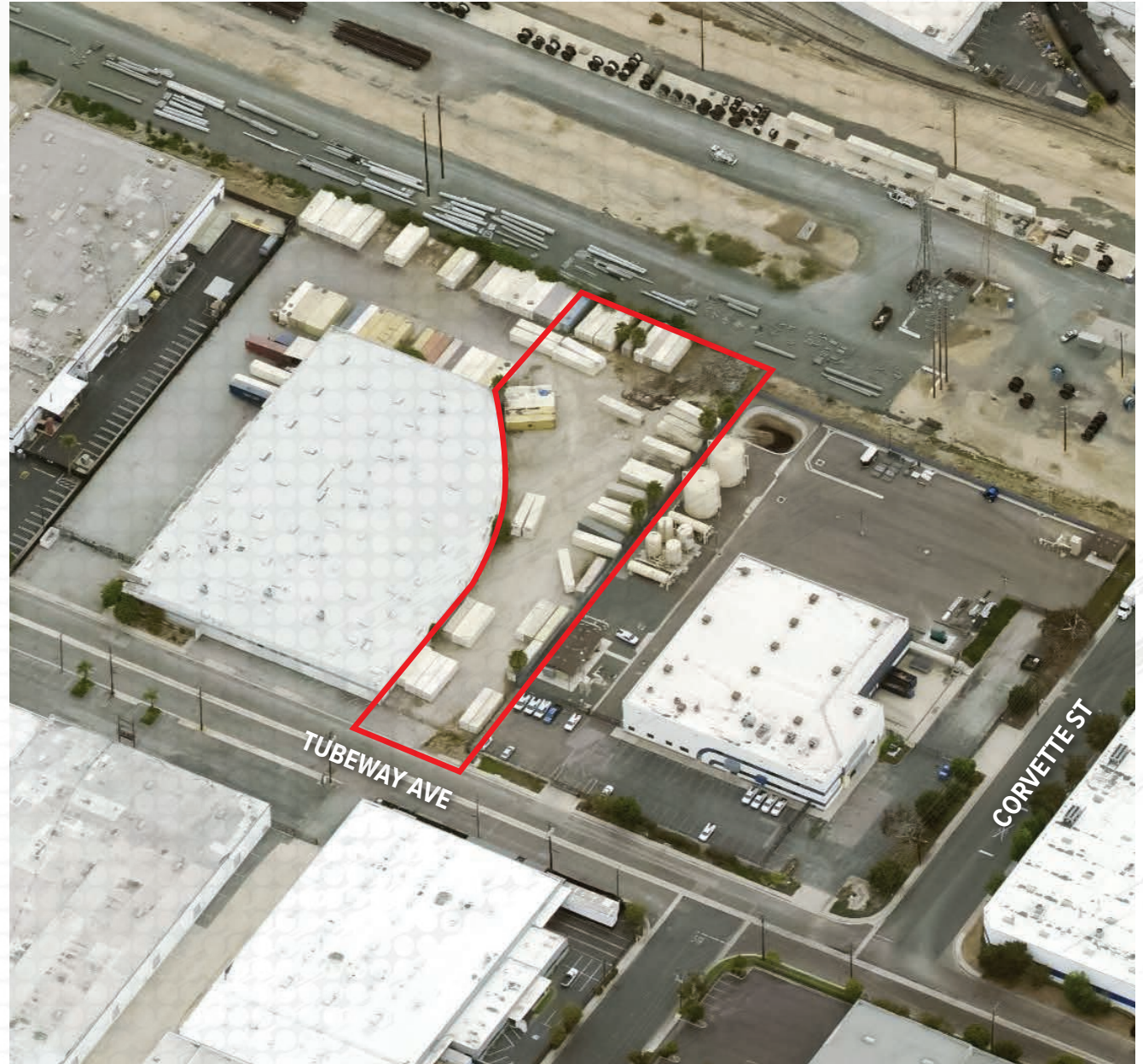
Close Proximity to  
Major Transportation  
Corridors

1950 S Tubeway Avenue offers ±47,733 SF (±1.10 acres) of fenced and paved industrial land in a prime Commerce location. The functional yard supports outdoor storage, truck parking, and equipment staging, with convenient access to the 5, 710, and 60 Freeways and close proximity to DTLA and the ports.

# PROPERTY INFORMATION

## PROPERTY AERIAL

Prop Lot Size	±47,733 SF
APN	6336-016-029
Specific Use	Industrial
Zoning	CMM2
Yard	Fenced / Paved
Rail Service	No
Market/Submarket	Commerce/Vernon

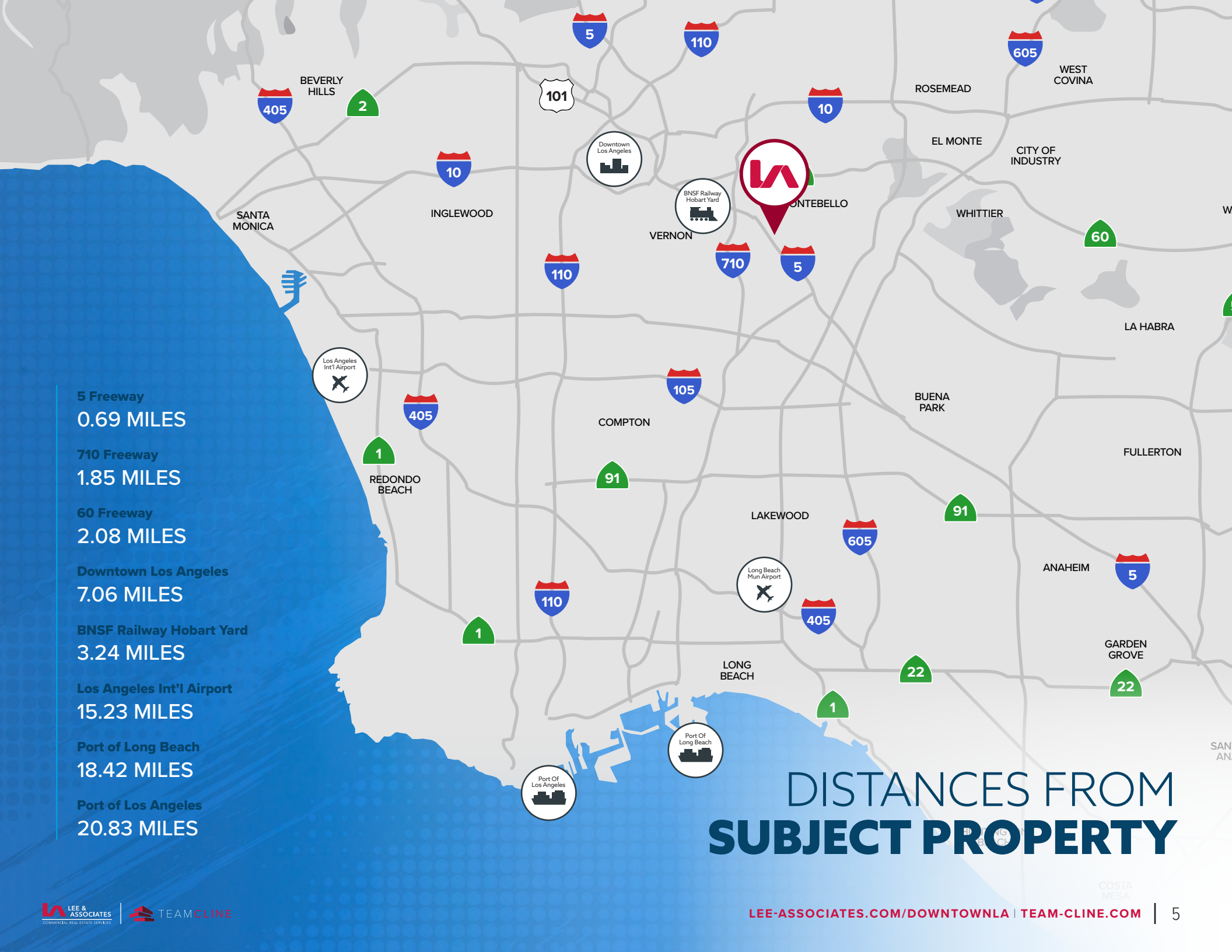


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**5 Freeway**  
0.69 MILES

**710 Freeway**  
1.85 MILES

**60 Freeway**  
2.08 MILES

**Downtown Los Angeles**  
7.06 MILES

**BNSF Railway Hobart Yard**  
3.24 MILES

**Los Angeles Int'l Airport**  
15.23 MILES

**Port of Long Beach**  
18.42 MILES

**Port of Los Angeles**  
20.83 MILES

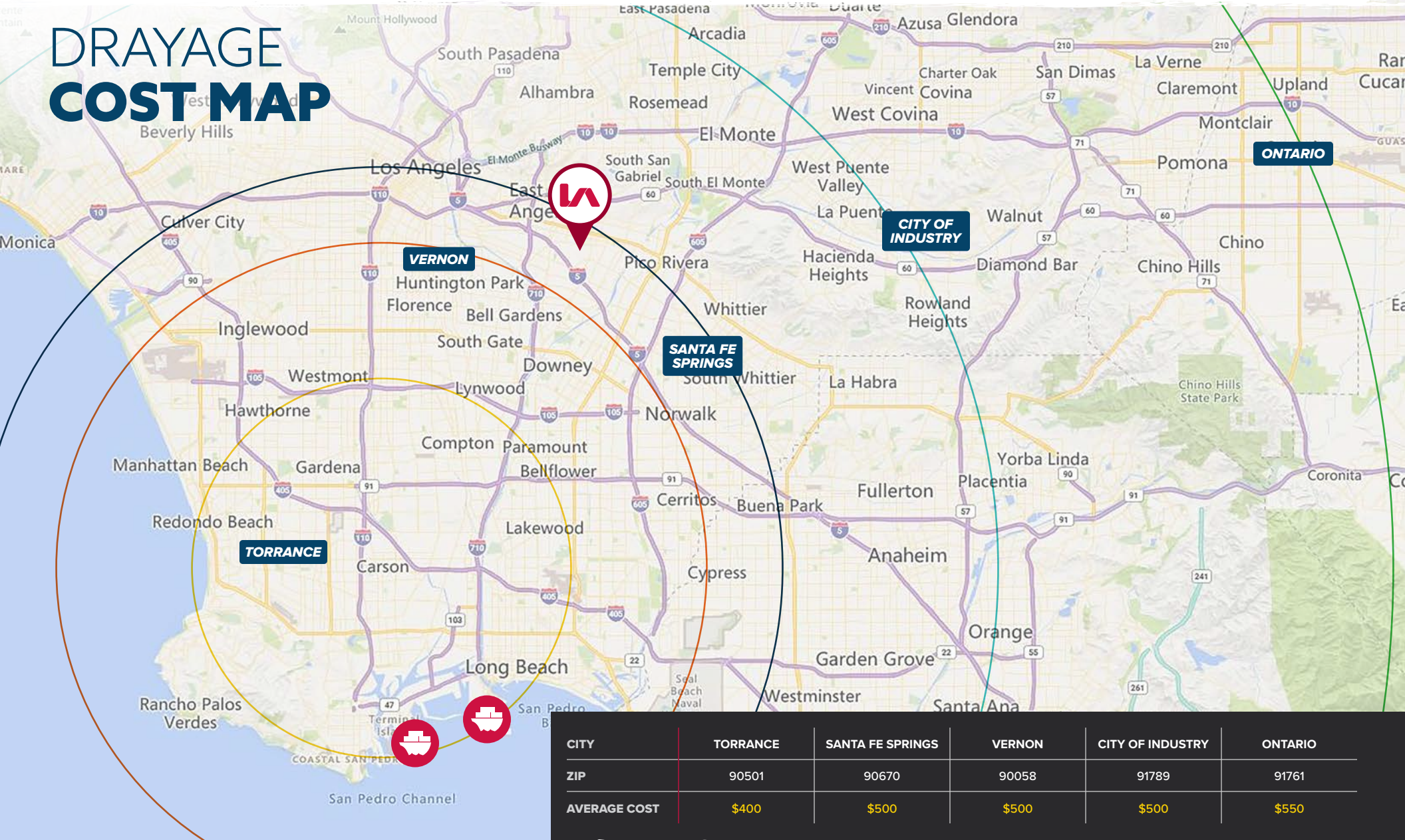
# DISTANCES FROM SUBJECT PROPERTY

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## DRAYAGE COST MAP



For More Information,  
Please Contact ▶

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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.