

# DISTRIBUTION FACILITY FOR SALE OR SUBLEASE

2140 DAVIE AVE | COMMERCE, CA 90040



INTERACTIVE OFFERING MEMORANDUM



DELIVERED VACANT  
BRAND NEW ROOF



**2140 DAVIE AVE**  
**COMMERCE, CA 90040**

**EXCLUSIVELY LISTED BY:**

**BRENDAN PHINNY**

*SENIOR ASSOCIATE*

Direct (310) 237-5492

Mobile (831) 917-1547

[brendan.phinny@matthews.com](mailto:brendan.phinny@matthews.com)

License No. 02107376 (CA)

**ALEXANDER HARROLD**

*SVP & SENIOR DIRECTOR*

Direct (310) 919-5790

Mobile (310) 977-1651

[alex.harrold@matthews.com](mailto:alex.harrold@matthews.com)

License No. 02009656 (CA)

**DAVID HARRINGTON**

*BROKER OF RECORD*

License No. 02168060 (CA)

# TABLE OF CONTENTS

**04 EXECUTIVE SUMMARY**

**05 FINANCIAL OVERVIEW**

**08 LOCATION MAPS**

**11 AREA OVERVIEW**



# EXECUTIVE SUMMARY

Matthews Real Estate Investment Services™ is pleased to present a 55,050 SF distribution facility in Commerce, CA for sale or sublease. The property sits on 98,416 SF of land with M2 zoning.

## PROPERTY HIGHLIGHTS

- 97' Wide Yard (Gated)
- Brand New Roof in 2024 w/ 20-year warranty
- 18' - 20' Clear Height
- Davie Avenue Frontage
- 6 Dock High Loading Doors and 1 Drive-In

## LOCATION DETAILS

- 0.5 miles to Interstate 5 on-ramp
- 7.5 Miles to Downtown Los Angeles
- 12.5 Miles to Long Beach Airport
- 15 Miles to LAX
- 18 Miles to Long Beach/Los Angeles Port



# FINANCIAL OVERVIEW

# FOR SALE OR SUBLEASE

PLEASE REACH OUT TO BROKER FOR LEASE RATE/TERM

\$18,125,000

SALE PRICE

\$329.25

PRICE/SF BLDG

\$184.17

PRICE/SF LAND

## PROPERTY SUMMARY

<b>Address</b>	2140 Davie Ave
<b>City</b>	Commerce
<b>Zip</b>	90040
<b>APN</b>	6336-013-010
<b>Building SF</b>	±55,050
<b>Land SF</b>	±98,416
<b>Coverage</b>	56%
<b>Acres</b>	±2.28
<b>Office SF</b>	±3,500
<b>Office %</b>	6.4%

<b>Dock Doors</b>	6
<b>Drive Ins</b>	1
<b>Rail Doors</b>	2
<b>Clear Height</b>	20'
<b>Power</b>	800a/240v 3p 3w Heavy
<b>Construction</b>	Concrete Tilt-Up
<b>Sprinklers</b>	Yes
<b>Roof</b>	New 2024
<b>Year Built</b>	1958
<b>Zoning</b>	M-2

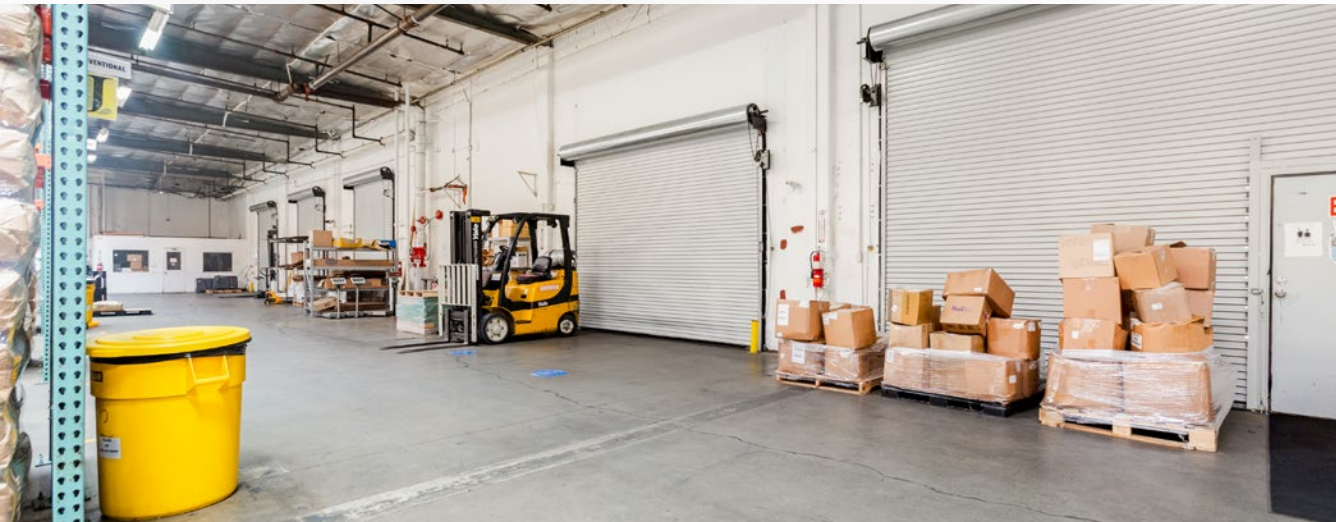
## FINANCING INQUIRIES

For financing options reach out to

JIM BRANDON

(310) 955-5836

[jim.brandon@matthews.com](mailto:jim.brandon@matthews.com)







### COMMERCE, CA DISTANCE MAP

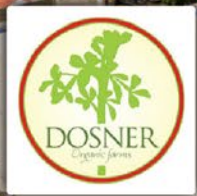
1	INTERSTATE 5	0.5 MILES
2	INTERSTATE 710	2.8 MILES
3	FREEWAY 60	4 MILES
4	INTERSTATE 605	4 MILES
5	BNSF RAILWAY - HOBART YARD	4 MILES
6	FREEWAY 101	7 MILES
7	DOWNTOWN LOS ANGELES	9 MILES
8	LONG BEACH AIRPORT	17 MILES
9	PORT OF LONG BEACH	20 MILES
10	PORT OF LOS ANGELES	23 MILES
11	LOS ANGELES INTERNATIONAL AIRPORT	23 MILES



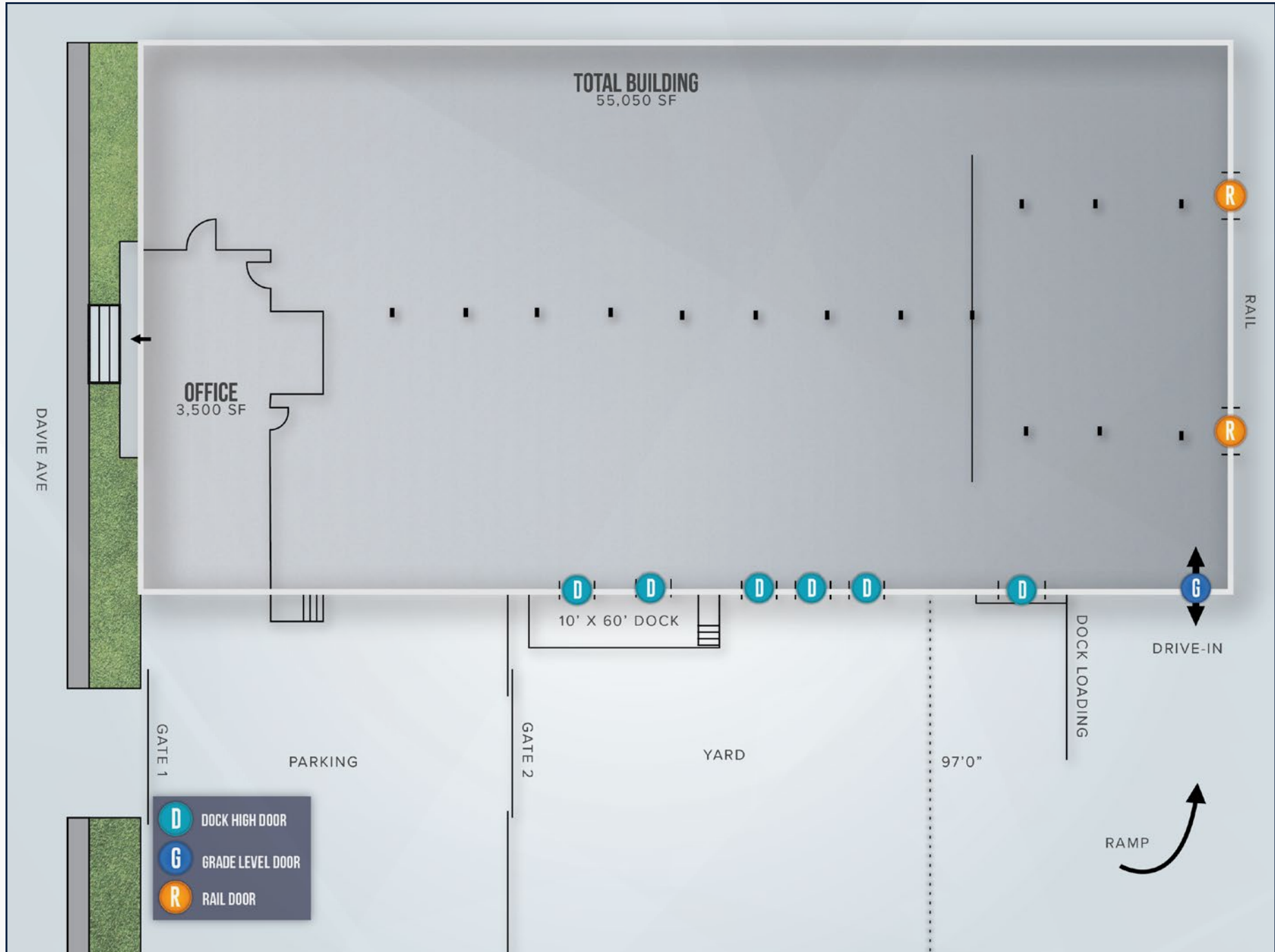


DAVIE AVE

SUBJECT PROPERTY



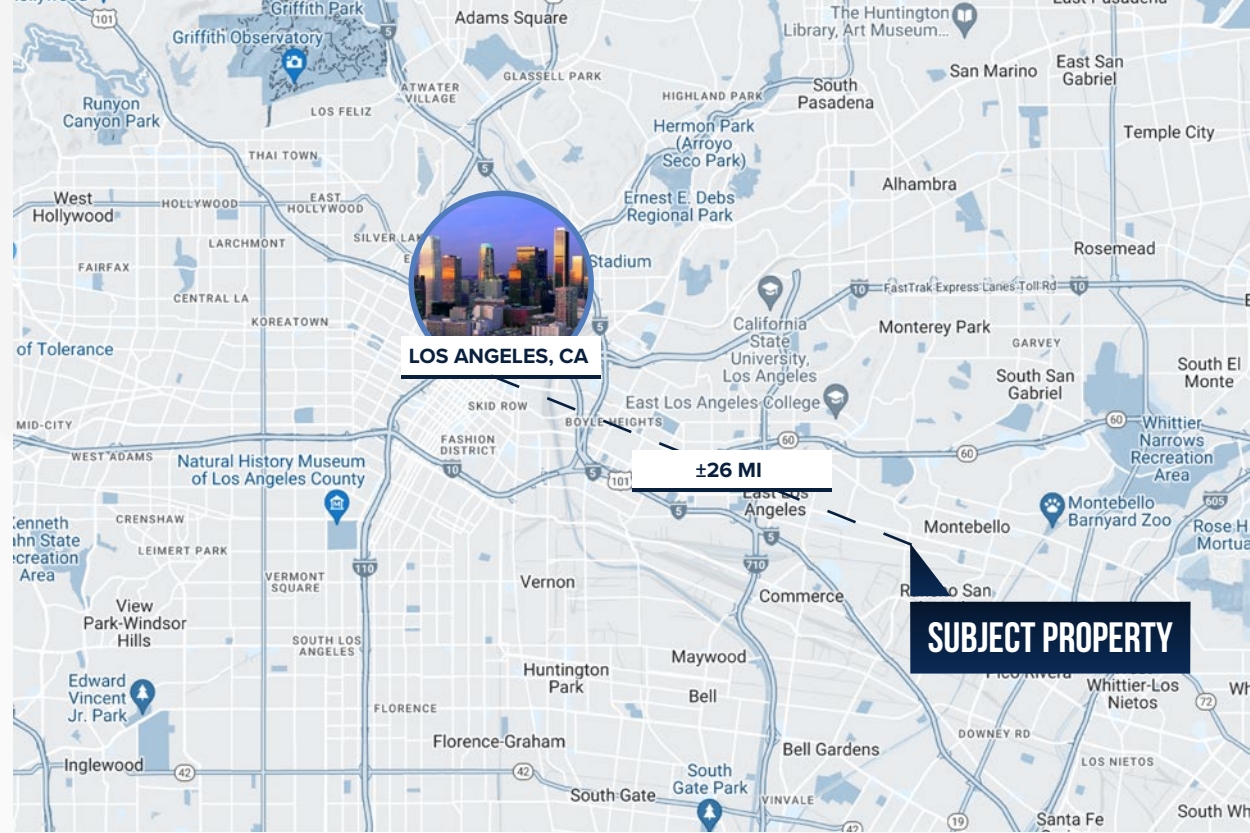
# SITE & FLOOR PLAN



# AREA OVERVIEW

## COMMERCE, CA

Commerce, California, often simply referred to as Commerce, is a small city located in southeastern Los Angeles County. Known for its strong sense of community and convenient location near major transportation routes, Commerce serves as a hub for both residential and commercial activity. The city is home to several shopping centers, including the popular Citadel Outlets, which draws visitors from across the region for its extensive selection of stores and distinctive architecture. Commerce is also notable for its focus on providing quality public services, including parks and recreational facilities, to its residents. The city's close proximity to Los Angeles allows for easy access to the wider range of cultural, educational, and economic opportunities in the area.



## PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
<b>2023 Population</b>	213,448	666,590	3,068,348
<b>2028 Population Projection</b>	206,150	645,112	2,990,156
HOUSEHOLD	3-MILE	5-MILE	10-MILE
<b>2023 Households</b>	56,717	177,406	865,711
<b>2028 Household Projection</b>	54,552	171,054	842,825
INCOME	3-MILE	5-MILE	10-MILE
<b>Average Household Income</b>	\$81,136	\$83,259	\$84,764

## LOS ANGELES INDUSTRIAL ECONOMY

Los Angeles, situated in Southern California, is a diverse and vibrant city where industrial companies play a significant role in shaping the local economy. The city's economy is heavily influenced by a range of industries, including manufacturing, aerospace, entertainment, technology, and healthcare. Industrial companies in Los Angeles contribute significantly to job creation and economic growth, with major employers such as Boeing, SpaceX, and Northrop Grumman driving innovation in aerospace and defense. Additionally, the entertainment industry, centered in Hollywood, plays a pivotal role in Los Angeles' economy, with major studios like Warner Bros., Universal Pictures, and Walt Disney Studios employing thousands of individuals in film, television, and digital media production. Los Angeles also benefits from a robust healthcare sector, with prominent institutions such as Cedars-Sinai Medical Center and UCLA Health providing healthcare services and contributing to the city's economic vitality. Overall, industrial companies form a cornerstone of Los Angeles' economy, driving innovation, employment, and economic diversification in this dynamic and culturally rich metropolis.

## M-2 ZONING

M-2 zoning typically refers to a classification for industrial or manufacturing areas in many zoning ordinances. This classification generally allows for heavier industrial uses than M-1 zoning. Specific uses and regulations can vary by municipality, but M-2 zoning often permits:

Manufacturing and processing plants

Warehousing and distribution centers

Heavy industrial operations

Utilities and infrastructure facilities

Certain types of commercial uses related to industrial activities

M-2 zoning usually includes regulations on building height, lot size, setbacks, and other aspects to ensure compatibility with surrounding land uses. If you have a specific location in mind, such as Lakemoor, IL, checking the local zoning code would provide precise information.

**WITH \$807 BILLION IN ANNUAL OUTPUT, LOS ANGELES COUNTY RANKS AMONG THE WORLD'S LARGEST ECONOMIES. ITS GDP, WHICH WOULD RANK NO. 19 IN THE WORLD IF IT WERE A STANDALONE NATION, IS LARGER THAN SWITZERLAND AND SAUDI ARABIA, AND RIGHT BEHIND NETHERLANDS AND TURKEY, UNDERSCORING THE MAGNITUDE OF THE REGION'S ECONOMY.**

## MAJOR EMPLOYERS IN LOS ANGELES



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2140 Davie Ave , Commerce, CA 90040** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

**Net Lease Disclaimer:** There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



## EXCLUSIVELY LISTED BY:

### **BRENDAN PHINNY**

*SENIOR ASSOCIATE*

Direct (310) 237-5492

Mobile (831) 917-1547

[brendan.phinny@matthews.com](mailto:brendan.phinny@matthews.com)

License No. 02107376 (CA)

### **ALEXANDER HARROLD**

*SVP & SENIOR DIRECTOR*

Direct (310) 919-5790

Mobile (310) 977-1651

[alex.harrold@matthews.com](mailto:alex.harrold@matthews.com)

License No. 02009656 (CA)

### **DAVID HARRINGTON**

*BROKER OF RECORD*

License No. 02168060 (CA)

# FOR SALE OR SUBLEASE

---

**2140 DAVIE AVE | COMMERCE, CA 90040**

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES