

5858
SMITHWAY ST
COMMERCE • CA 90040



**±44,819 SF INDUSTRIAL BUILDING
ON ±98,589 SF LAND FOR LEASE**



LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



TEAM CLINE



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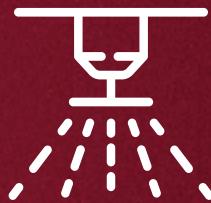
Located in the Citadel Business Center with immediate access to the 5 and 710 Freeways, 5858 Smithway Street offers ±44,819 SF of high-clearance industrial space with ±4,783 SF of office. The building features 26' clear height, five dock-high doors, one ground-level door, and a fenced, paved yard, all within walking distance to the Citadel Outlets, DoubleTree Hotel, and Commerce Casino. Built in 2004 with modern tilt-wall construction, this facility provides an efficient and professional setting for a wide range of industrial users.



Citadel Business Center



State-of-the-Art Building



ESFR Sprinklers



Immediate Freeway Access



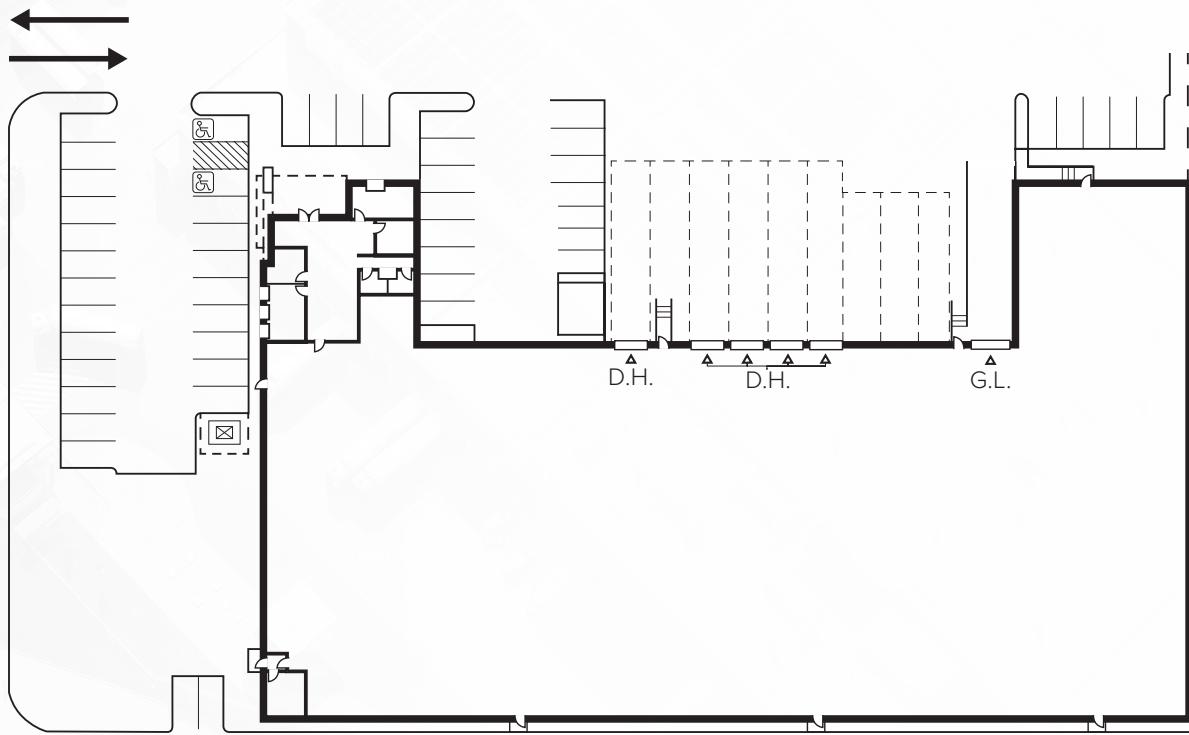
Walk to the Citadel Outlets, Doubletree Hotel, Crown Plaza & Commerce Casino

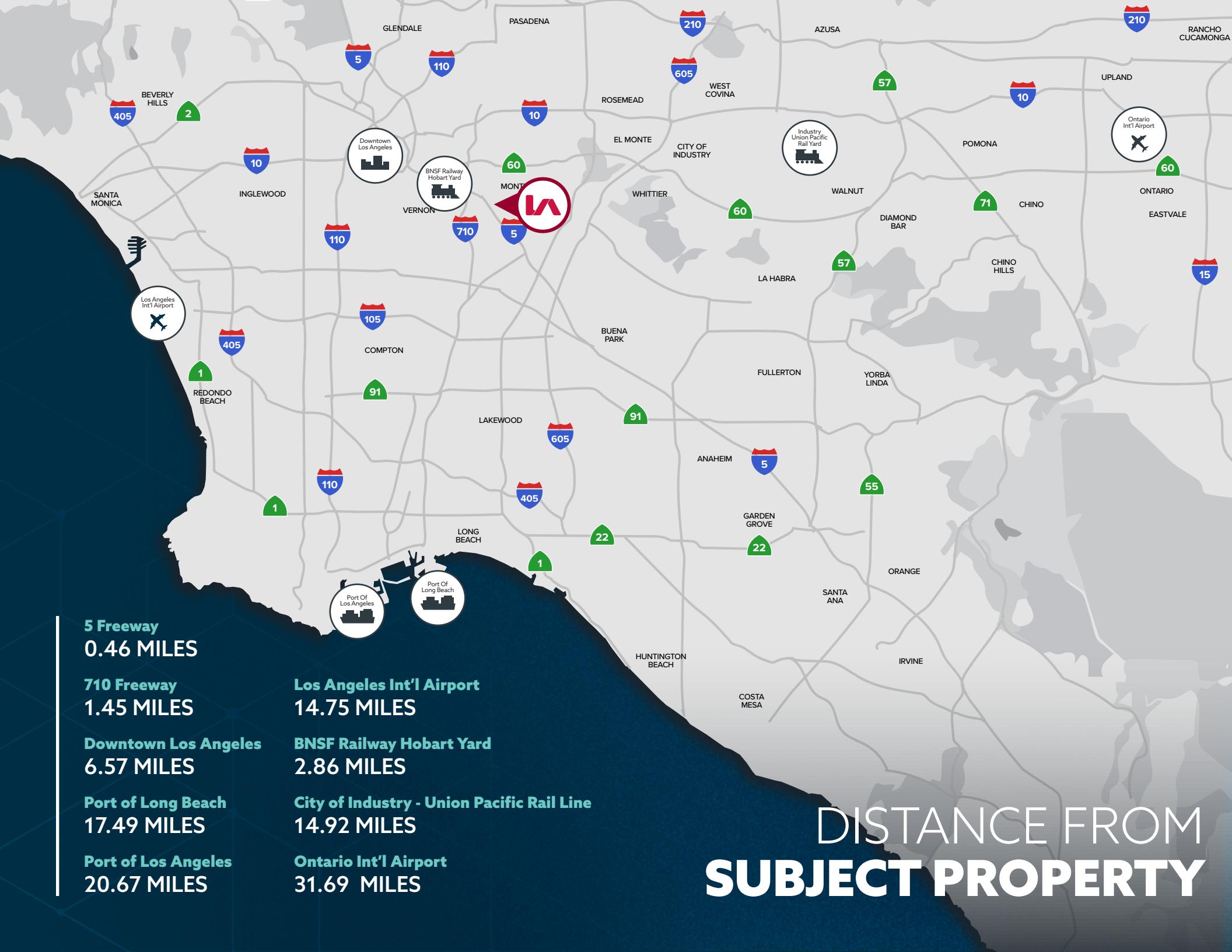
PROPERTY HIGHLIGHTS

PROPERTY INFORMATION

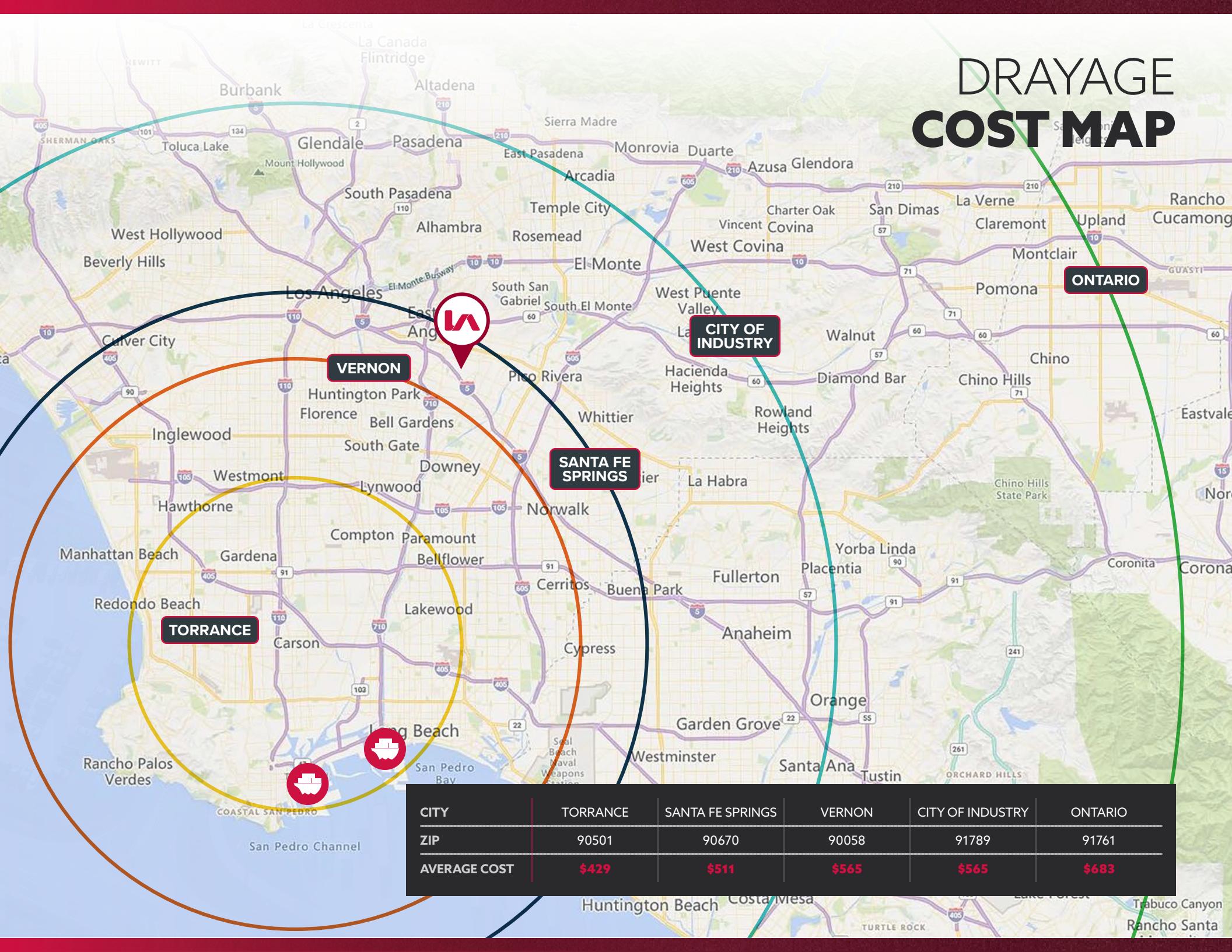
Available SF	±44,819 SF
Prop Lot Size	±98,589 SF / ±2.26 Ac
Office Size	±4,783 SF
APN	6336-024-021
Zoning	M2
Year Built	2004
Construction Type	Tilt-Wall
Restrooms	4
Yard	Paved
Clear Height	26'
GL Doors	1
DH Doors	5
Sprinklered	ESFR
Power	A: 600 V: 277/480 Ø: 3 W: 4
Warehouse HVAC	No
Possession Date	Immediate
Vacant	Yes
Market/Submarket	Commerce/Vernon

SMITHWAY ST





DRAYAGE COST MAP





5858
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COMMERCE • CA 90040

Lee & Associates | Downtown Los Angeles
CORP ID 0217485

1201 N Main St
Los Angeles, CA 90012
323.922.3832

Lee & Associates | City of Industry
CORP ID 01125429

13181 Crossroads Pkwy N, Ste 300
City of Industry, CA 91746
562.699.7500

LEE-ASSOCIATES.COM/DOWNTOWNLA



For More Information,
Please Contact

Jack R. Cline, Jr.

President

jcline@lee-associates.com

213.590.3512

LIC NO 00854279

TEAM-CLINE.COM

Jeffrey J. Bethel

Senior Vice President

jbethel@lee-associates.com

949.294.5333

LIC NO 01058766

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.

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