

**For Lease | 137,517 SF**

**4542 Dunham Street, Commerce, CA 90040**



# PROPERTY HIGHLIGHTS

Discover a game-changing industrial project that redefines possibilities. Strategically positioned near a major rail yard, this expansive warehouse offers 137,517 SF and a unique combination of rail access and highway connectivity



±137,517 SF rail served warehouse adjacent to BNSF Hobart Yard on 5.58 acres



Dedicated rail spur retrofitted for chemical & liquid transportation



Large 150' truck court, paved and secure



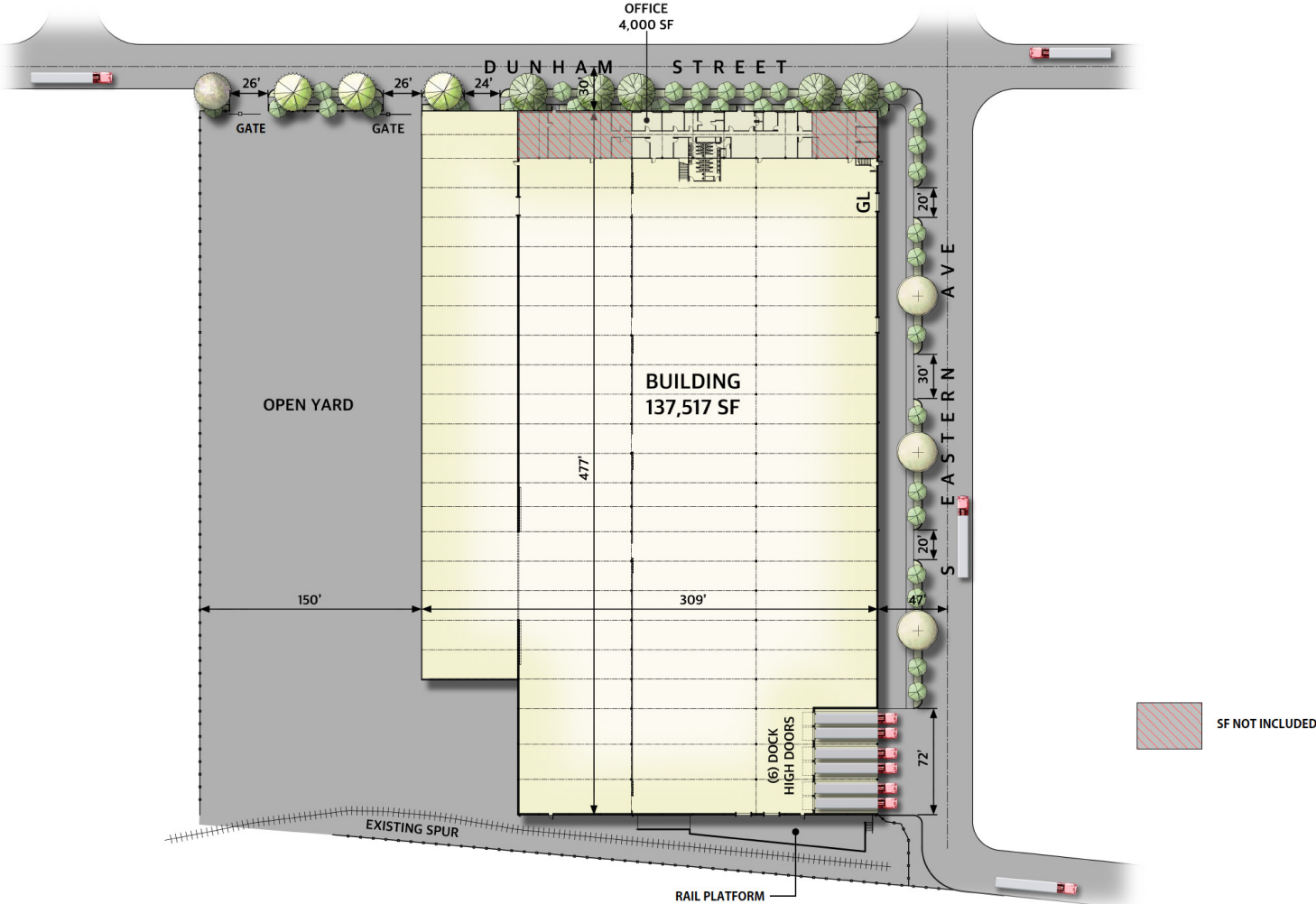
Refurbishments underway - ±4,000 SF office



Immediate access to 710 and 5 freeways



# BUILDING FEATURES



**5.58 acres**

Site

**±137,517 SF**

Warehouse

## Minimum 16'

## Clear Height

**150'**

## Truck Court

2

## Drive in Doors

11

## Dock Doors

**244'**

## Building Depth

## 2,000 Amps

## Heavy Power

**.6/2,000 GMP**

## Sprinklers





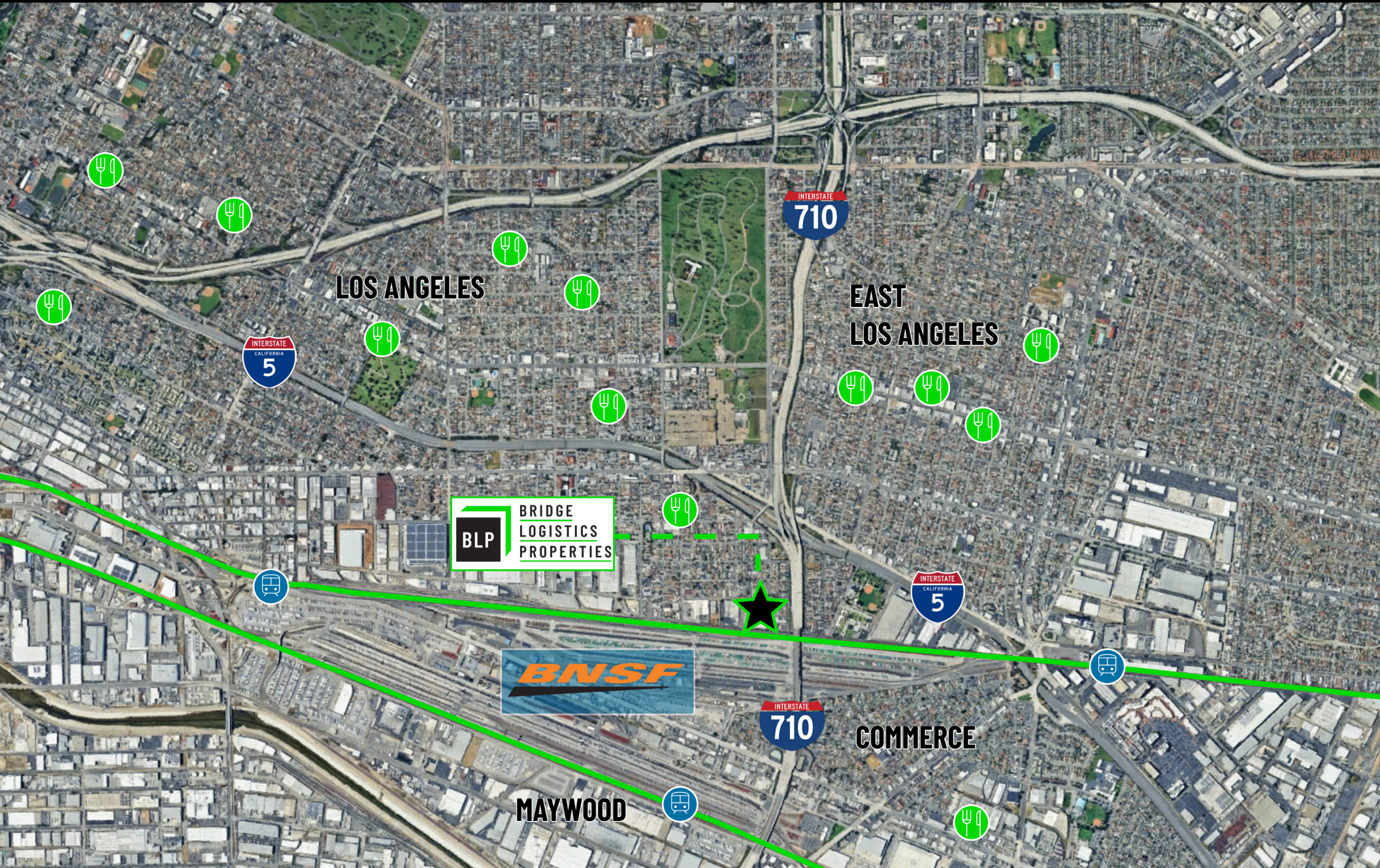


# PRIME LOCATION

**710:** 3.8 miles

**I-5:** 2.0 miles

**BNSF Railway:** Runs adjacent /1.5 miles from entrance





Leased by



Owned by



## For Leasing Information:

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