

**SALE PRICE REDUCED!**



# FOR SALE

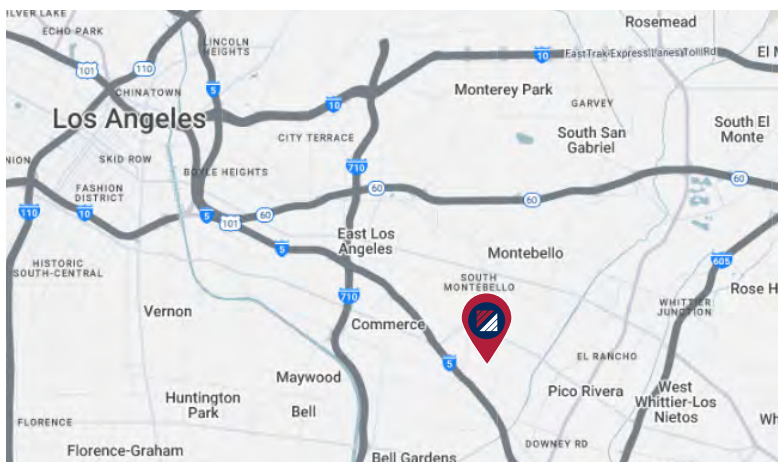
\$15,060,772 (\$269/SF)

±55,988 SF | FREESTANDING INDUSTRIAL BUILDING

2717 TANGER AVE. | COMMERCE, CA 90040

## PROPERTY HIGHLIGHTS:

- ±55,988 SF Warehouse Building
- ±5,191 SF Office Space
- ±94,525 SF Lot Size
- 5 Docks/1 Ground Level Door
- 2022 Renovation
- 45 Parking Spaces
- 16' - 20' Clear Height
- 1200A, 277/480V, 3P, 4W
- Divisible



## FOR MORE INFORMATION, PLEASE CONTACT:

### IAN GROSSMAN

ASSOCIATE VICE PRESIDENT  
P: 213.270.2219 | M: 914.610.5398  
igrossman@daumcre.com  
CADRE #02179242

### ZACH BOEBEL

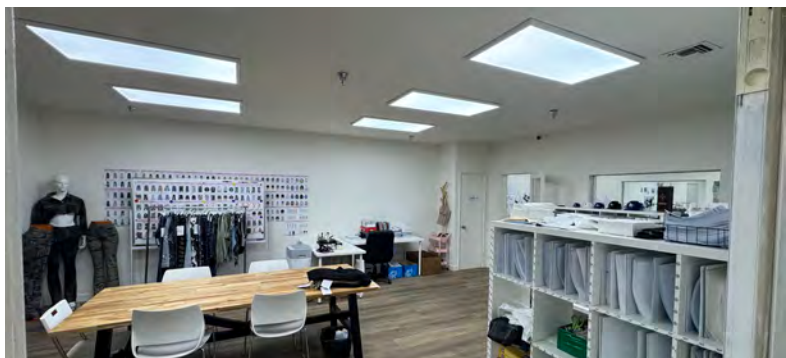
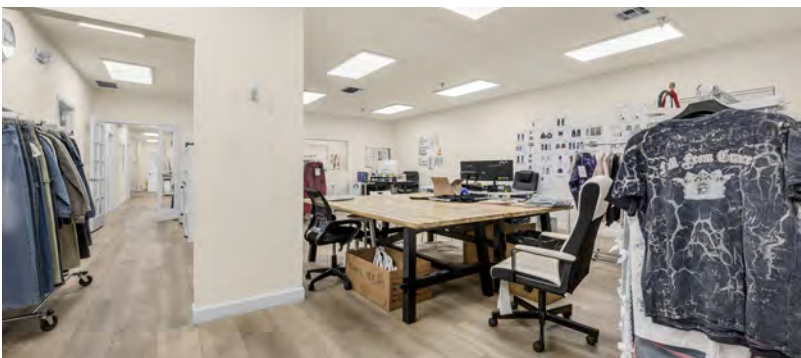
ASSOCIATE VICE PRESIDENT  
P: 213.270.2213 | M: 661.904.8057  
zboebel@daumcre.com  
CADRE #02004825

### MOON LIM

EXECUTIVE VICE PRESIDENT  
P: 213.270.2256 | M: 213.308.2056  
mlim@daumcre.com  
CADRE #01903050



# PHOTOS



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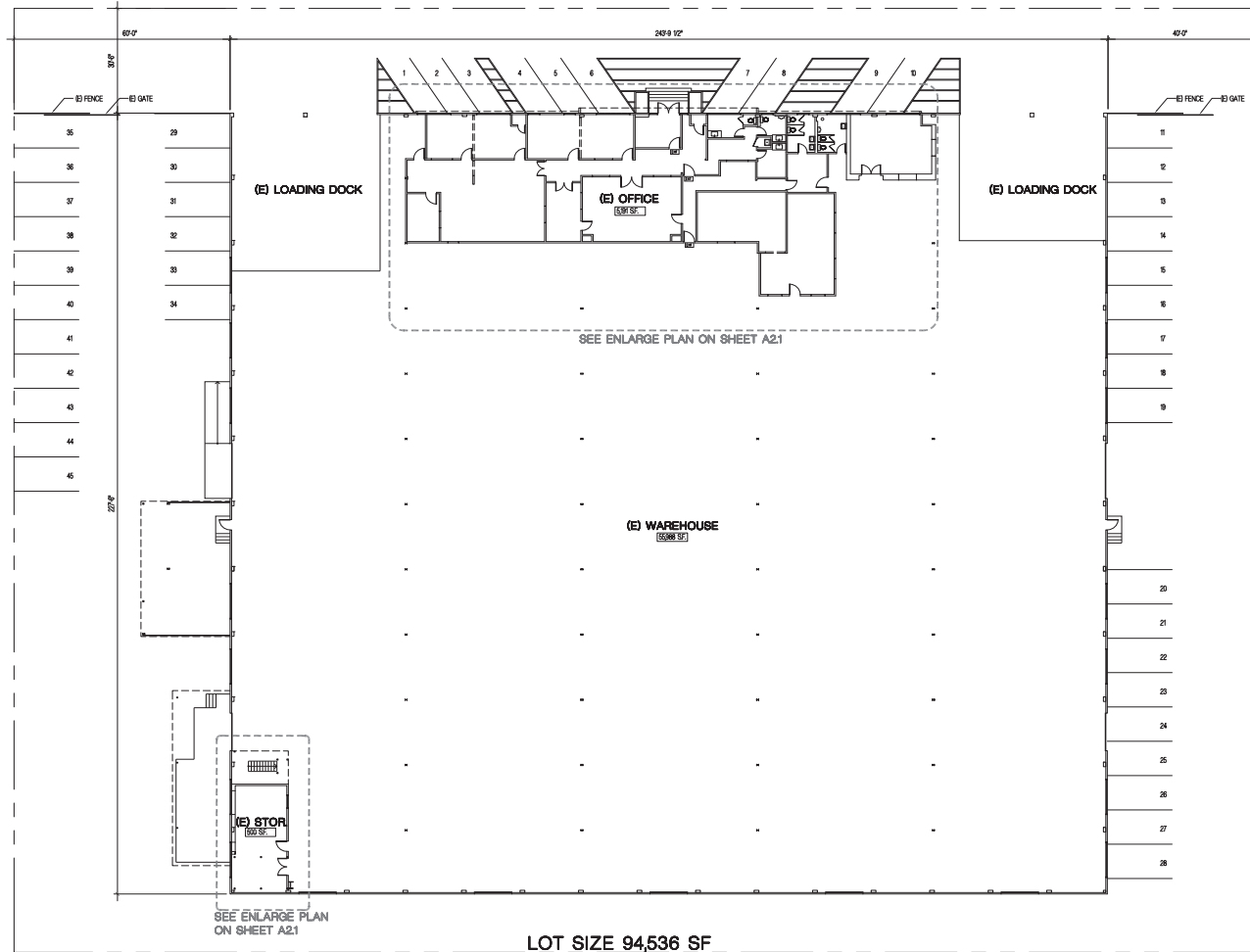
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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# SITE PLAN



\*ALL MEASUREMENTS ARE APPROXIMATE AND ARE NOT TO SCALE. MEASUREMENTS ARE INTERIOR MEASUREMENTS, FLOOR PLAN DOES NOT SHOW ALL IMPROVEMENTS.

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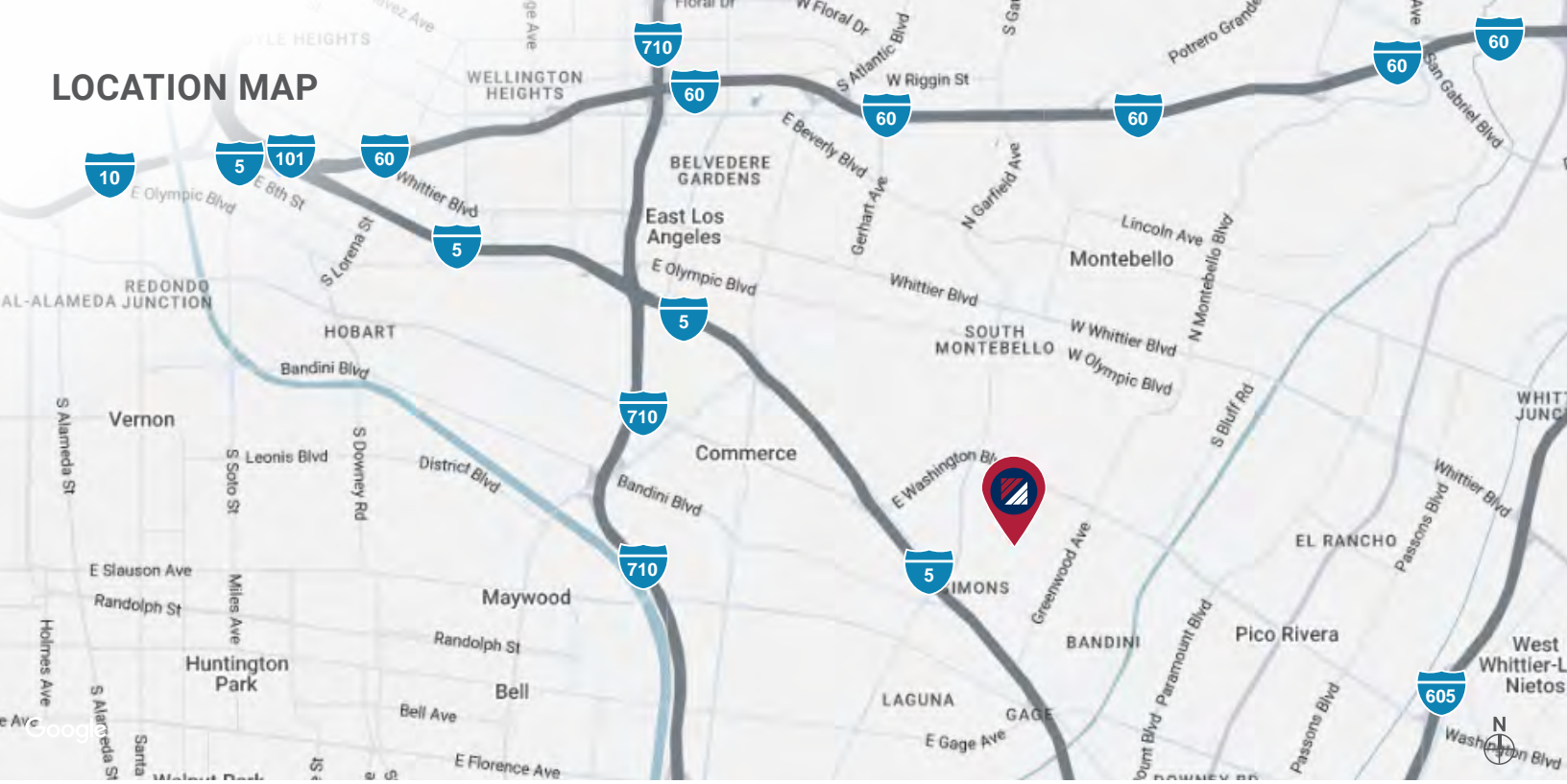
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# LOCATION MAP



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