

2165

YATES AVENUE
COMMERCE, CA 90040

RARE SMALL DOCK-HIGH BUILDING
EXCELLENT PRODUCE BUILDING

Renovations Complete!



For Lease

± 10,000 SQ. FT. INDUSTRIAL BUILDING

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

IG BACCI • TSAPARIAN • GORMLY
INDUSTRIAL GROUP

Building HIGHLIGHTS



Excellent Produce Building



10,000 SF Building On
30,050 SF of Land



Rare Small Dock High
Building

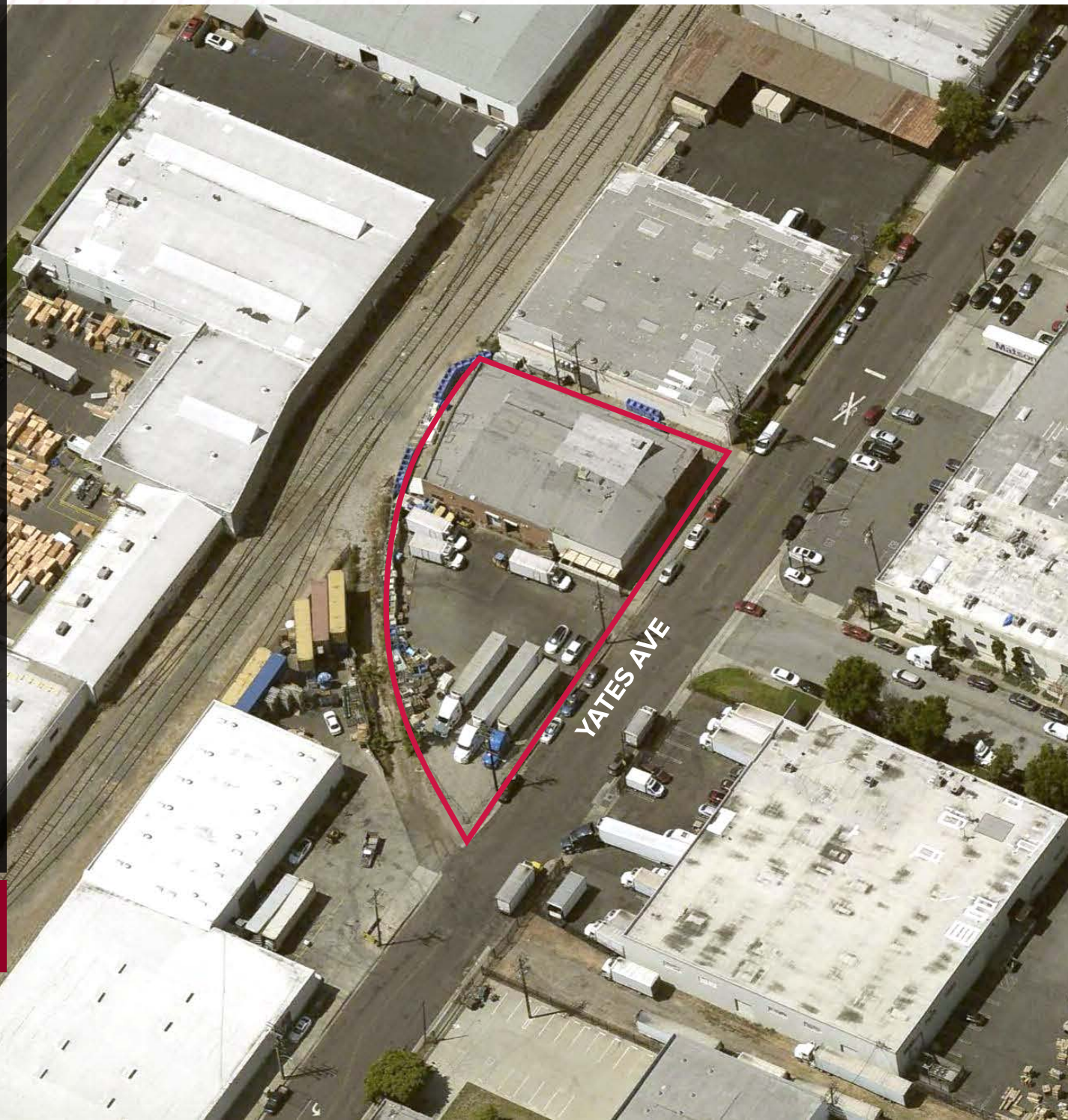


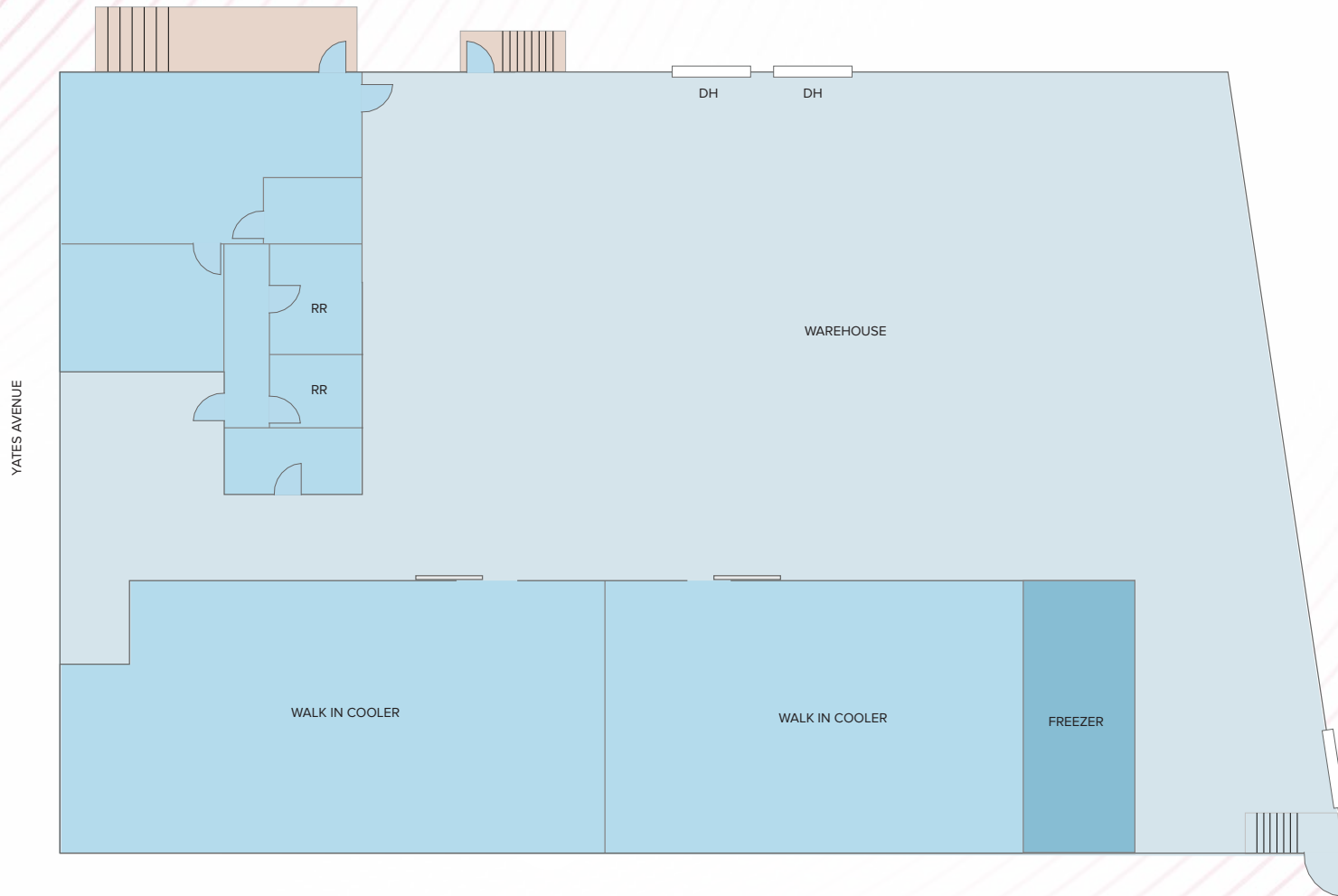
Large Yard For Truck &
Trailer Parking



3,084 SF of Cooler - 2 Separate
Boxes plus ±300 SF Freezer
(2 @ 30° - 50°)

LEASE RATE: \$21,000/Mo GRS
\$2.10 PSF/Mo GRS





NOTE: Drawing not to scale. All measurements and sizes are approximate.

SITE PLAN

2165

YATES AVENUE

BUILDING SIZE

±10,000 SF

LAND SIZE

±30,050 SF / ±0.69Ac

PARCEL NO

6336-003-044

USE

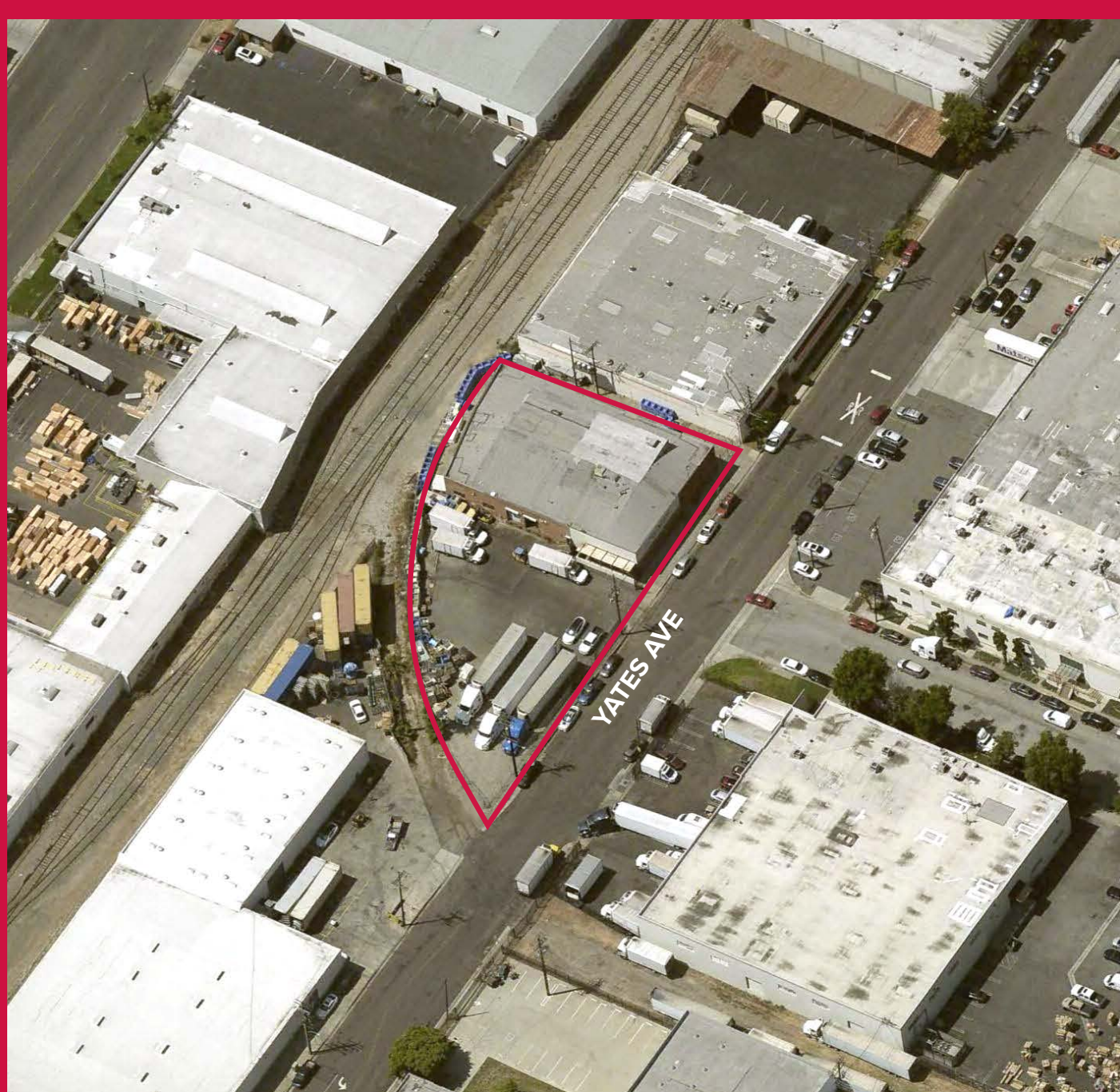
Warehouse/Distribution

ZONING

M2

YEAR BUILT

1956





LOCATION



Central Los Angeles

Base: 246,100,606 SF
Vacancy Rate: 6.9%
Availability Rate: 8.4%
Direct Asking Rate: \$1.33 PSF
Overall Asking Rate: \$1.33 PSF
Median Price/Bldg SF: \$227.47
Median Price/Land SF: \$158.78

San Gabriel Valley

Base: 177,713,919 SF
Vacancy Rate: 5.3%
Availability Rate: 6.5%
Direct Asking Rate: \$1.30 PSF
Overall Asking Rate: \$1.29 PSF
Median Price/Bldg SF: \$230.38
Median Price/Land SF: \$104.83

Rancho Cucamonga
\$611

San Bernardino
\$756

SAN BERNARDINO COUNTY

Fontana
\$636

Rialto
\$650

Bloomington
\$652

Ontario
\$589



City of Industry
\$490

Chino
\$576

Inland Empire West

Base: 374,350,461 SF
Vacancy Rate: 7.2%
Availability Rate: 11.1%
Direct Asking Rate: \$1.16 PSF
Overall Asking Rate: \$1.13 PSF
Median Price/Bldg SF: \$283.88
Median Price/Land SF: \$128.81

Riverside
\$655

Moreno Valley
\$703

Inland Empire East

Base: 318,641,066 SF
Vacancy Rate: 10.6%
Availability Rate: 13.5%
Direct Asking Rate: \$0.99 PSF
Overall Asking Rate: \$0.95 PSF
Median Price/Bldg SF: \$251.00
Median Price/Land SF: \$77.17

Corona
\$582

La Mirada
\$437

Santa Fe Springs
\$447

Mid Counties

Base: 114,824,282 SF
Vacancy Rate: 8.0%
Availability Rate: 10.0%
Direct Asking Rate: \$1.38 PSF
Overall Asking Rate: \$1.33 PSF
Median Price/Bldg SF: \$286.90
Median Price/Land SF: \$118.19

Commerce
\$444

Vernon
\$459

Gardena
\$409
Carson
\$400

PROPERTY LOCATION

10 Miles

ORANGE COUNTY

20 Miles

Irvine
\$507

Orange County

Base: 233,933,869 SF
Vacancy Rate: 6.6%
Availability Rate: 8.8%
Direct Asking Rate: \$1.48 PSF
Overall Asking Rate: \$1.46 PSF
Median Price/Bldg SF: \$393.00
Median Price/Land SF: \$134.35

30 Miles

40 Miles

50 Miles

60 Miles

70 Miles

RIVERSIDE COUNTY



South Bay

Base: 196,755,737 SF
Vacancy Rate: 6.9%
Availability Rate: 9.3%
Direct Asking Rate: \$1.51 PSF
Overall Asking Rate: \$1.49 PSF
Median Price/Bldg SF: \$296.64
Median Price/Land SF: \$147.62



Q3 2025 LA BASIN MARKET
SUMMARY & DRAYAGE MAP

PREPARED BY:

LAC-I Research

Lejo Mammen - Director of Research

lmammen@lee-associates.com

LEE-ASSOCIATES.COM

Sources: LAC-I Research, CoStar, Drayage Directory

Drayage Rates reflect base and fuel costs only

Based on a survey and sale comps of industrial properties 5,000 SF+

5 Miles	10 Miles	15 Miles	20 Miles
624,729	2,972,632	5,831,534	8,374,448



5 Miles	10 Miles	15 Miles	20 Miles
\$102,240	\$107,758	\$118,775	\$131,762



5 Miles	10 Miles	15 Miles	20 Miles
215,252	1,053,376	2,214,203	3,526,309

DTLA: 10 MILES

KOREATOWN: 13 MILES

PASADENA: 13 MILES

CULVER CITY: 17 MILES

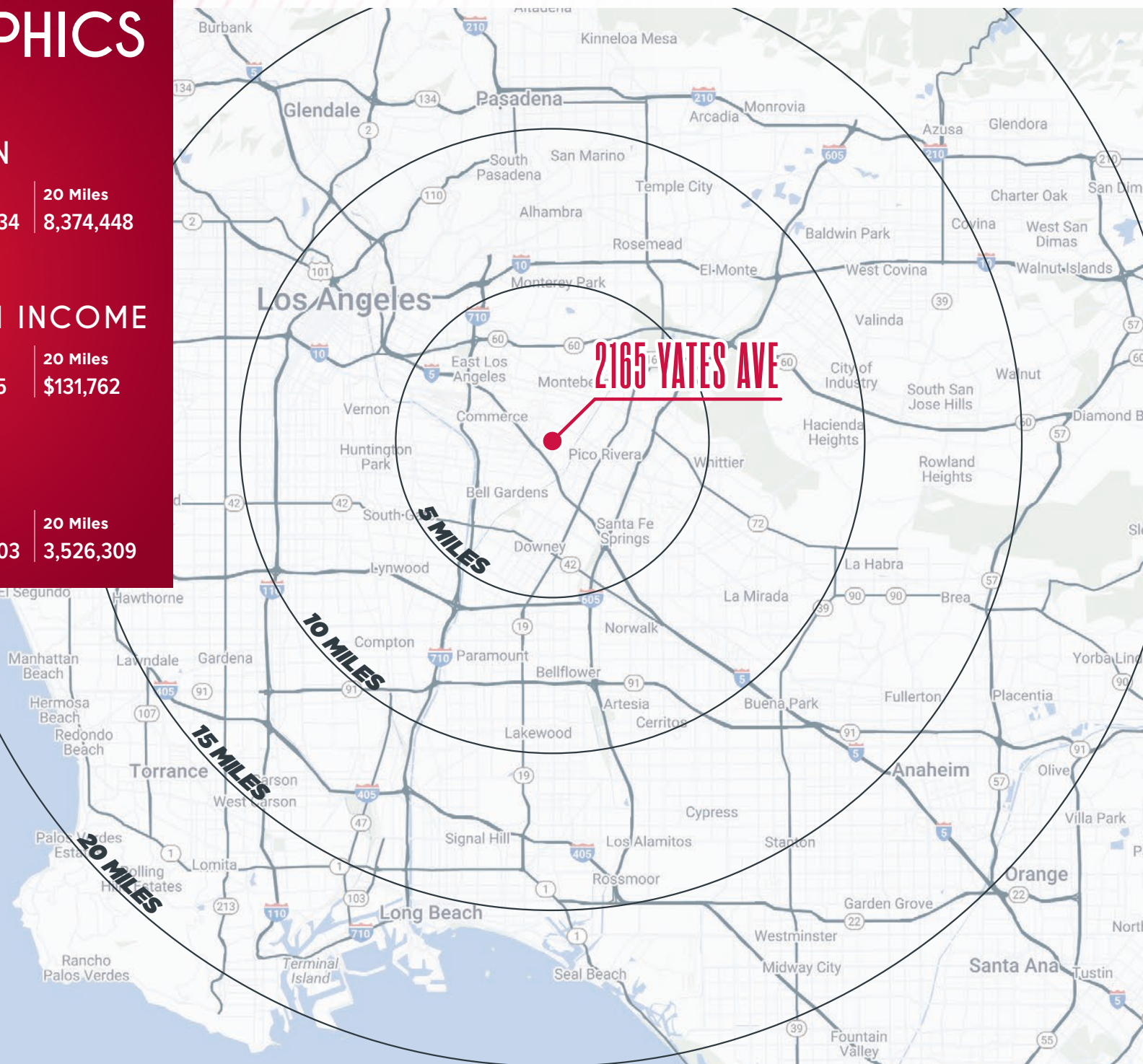
WEST HOLLYWOOD: 18 MILES

BEVERLY HILLS: 19 MILES

SANTA MONICA: 22 MILES

LA & LB PORTS: 22 MILES

LAX: 23 MILES



PETER D. BACCI

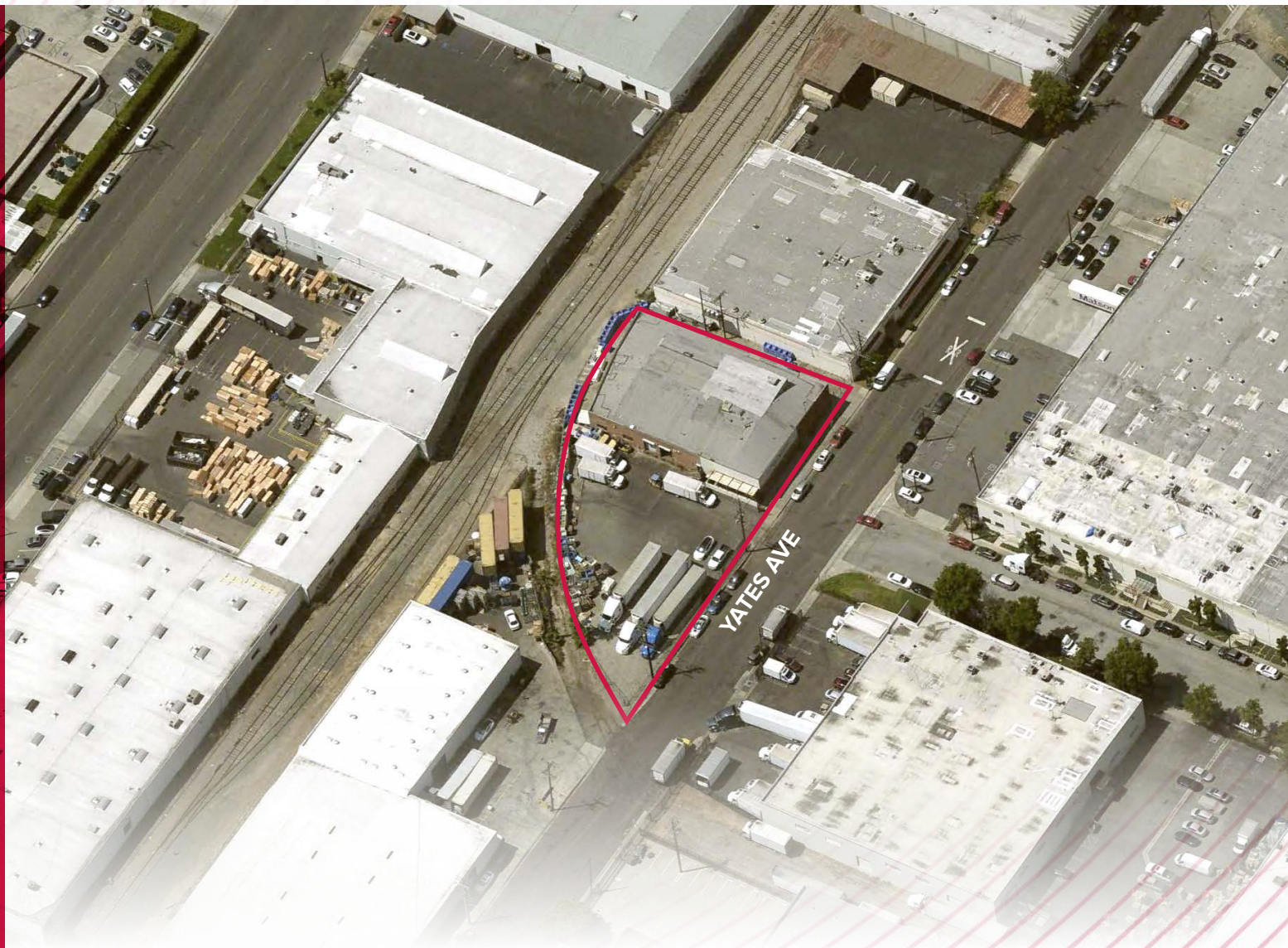
SIOR | Executive VP, Principal

pbacci@lee-associates.com

323.767.2022

LIC NO 00946253

2165
YATES AVENUE
COMMERCE, CA 90040



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

BACCI • TSAPARIAN • GORMLY
INDUSTRIAL GROUP

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.