

2165

YATES AVENUE
COMMERCE, CA 90040

RARE SMALL DOCK-HIGH BUILDING
EXCELLENT PRODUCE BUILDING

Renovations Complete!



For Lease
± 10,000 SQ. FT. INDUSTRIAL BUILDING

LA
LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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BACCI • TSAPARIAN • GORMLY
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Building HIGHLIGHTS



Excellent Produce Building



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



Rare Small Dock High
Building

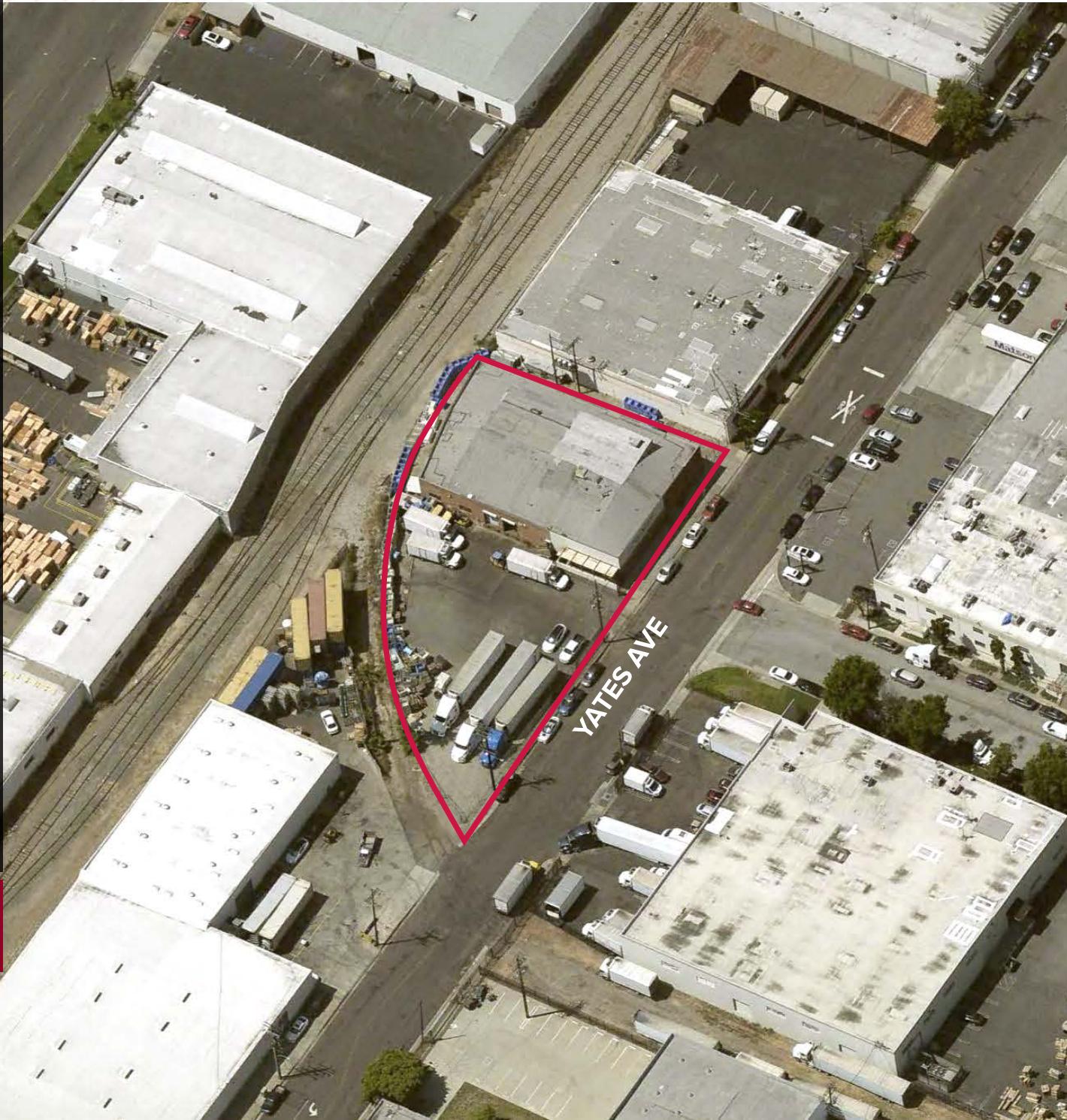


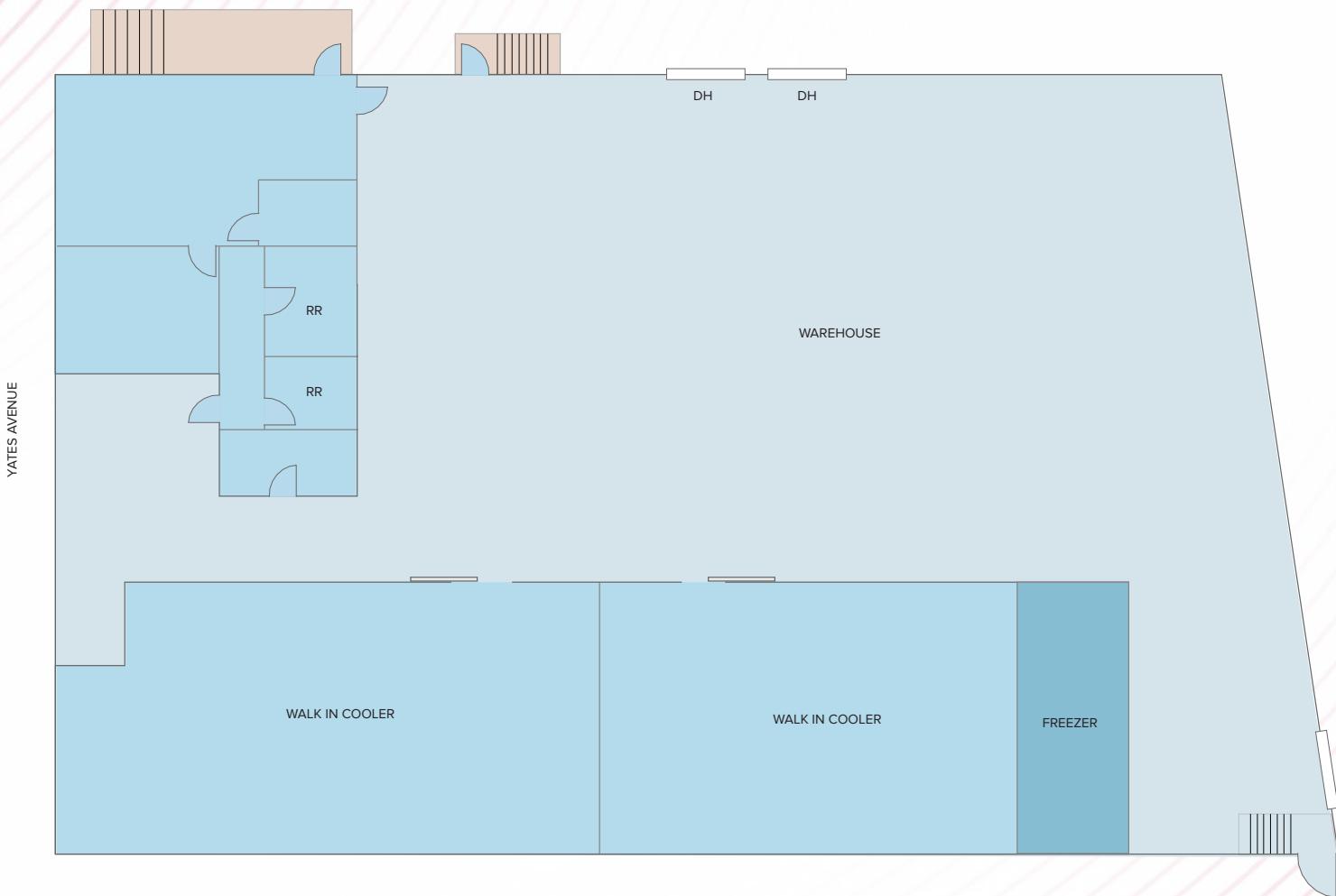
Large Yard For Truck &
Trailer Parking



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

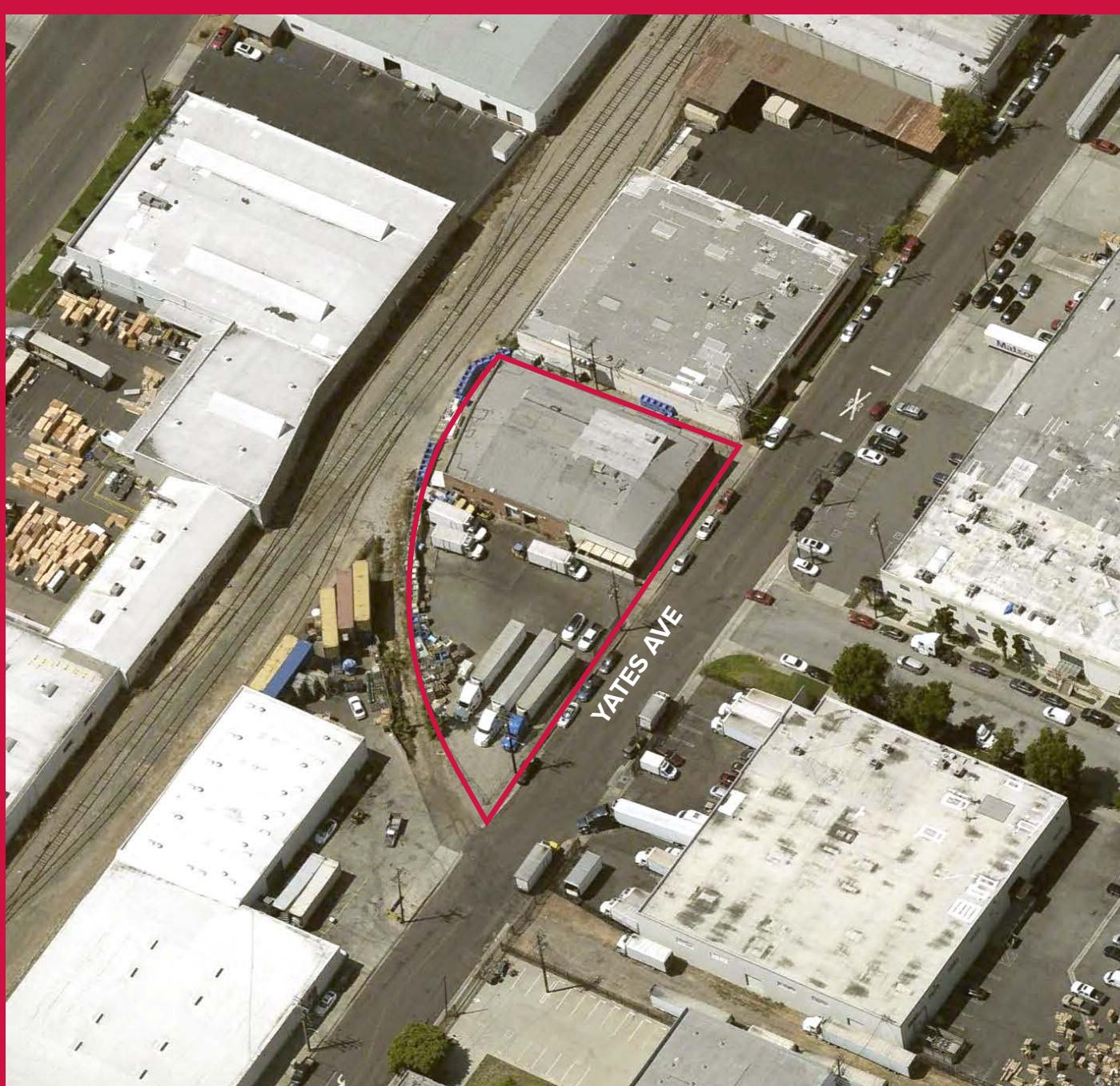
Warehouse/Distribution

ZONING

M2

YEAR BUILT

1956



LOCATION

2165 YATES AVE





DEMOCRAPHICS



POPULATION

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



AVERAGE HH INCOME

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



EMPLOYEES

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

DRIVING DISTANCE FROM PROPERTY

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

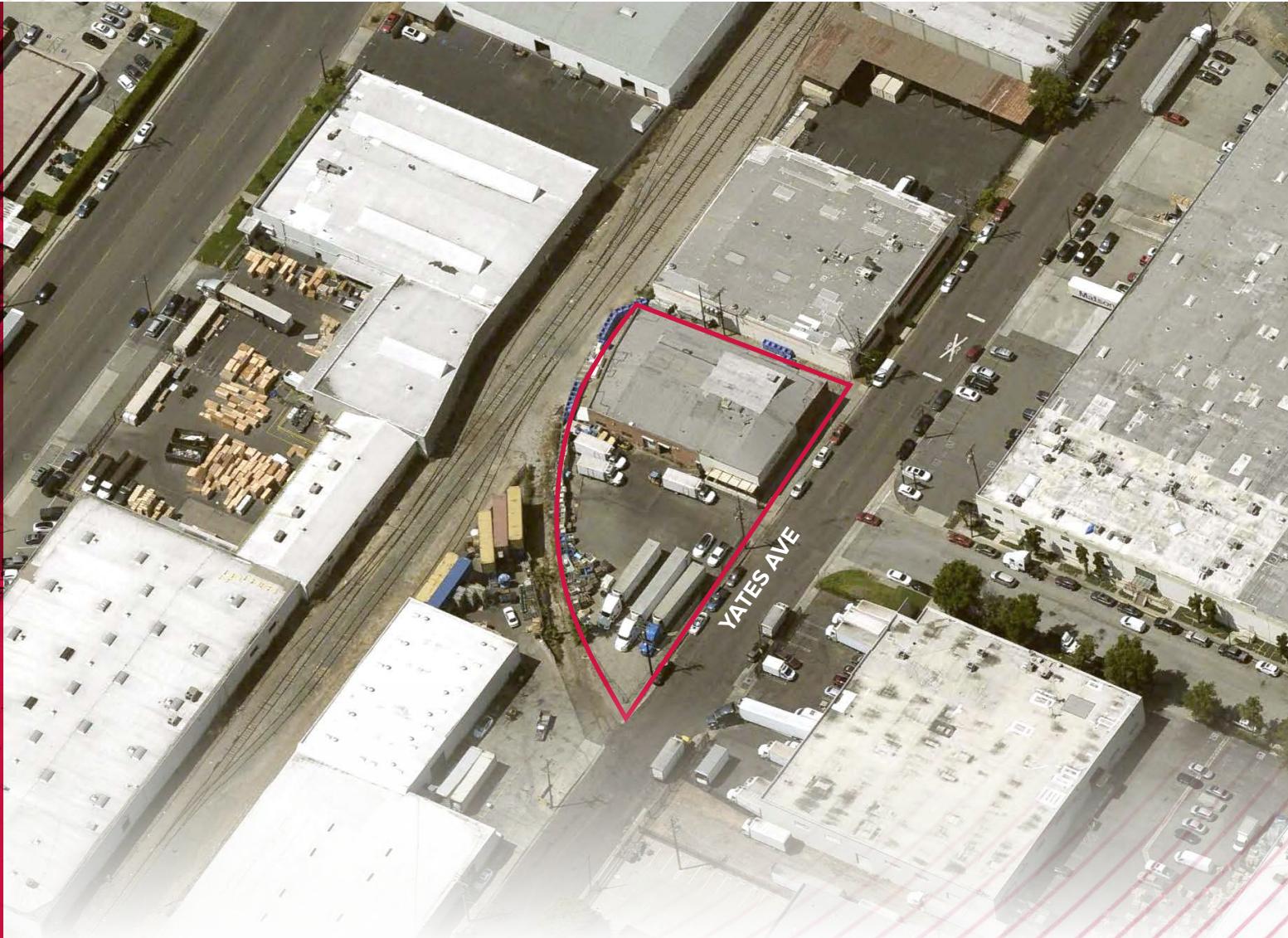
LAX: 23 MILES



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COMMERCE, CA 90040

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COMMERCIAL REAL ESTATE SERVICES

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INDUSTRIAL GROUP PRINCIPALS: LEE & ASSOCIATES • LOS ANGELES • CENTRAL

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