

NOW AVAILABLE FOR LEASE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

SALE PRICE REDUCED
\$3,995,000 (\$91.71/SF)



±43,560 SF

**LAND FOR
SALE/LEASE**

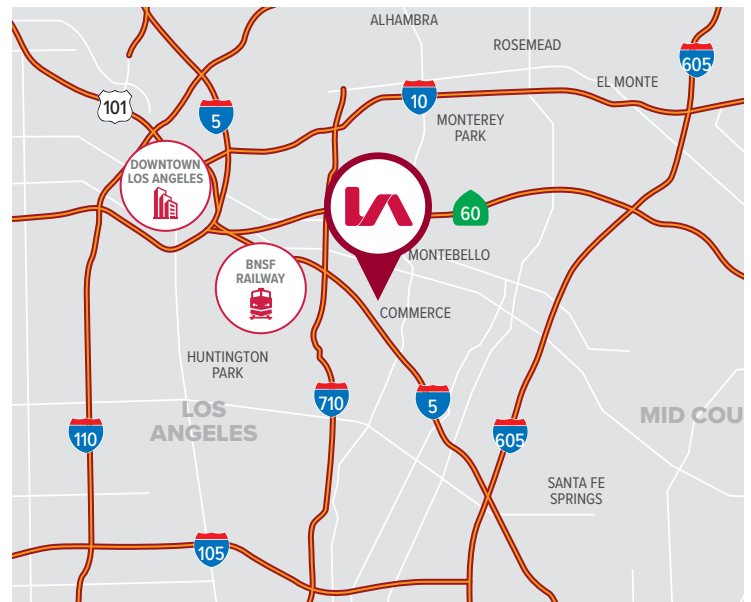
OF M2 ZONED INDUSTRIAL LAND

*Picture is Edited to Show Cleared Site Potential.

2041 DAVIE AVE, COMMERCE, CA 90040

PROPERTY HIGHLIGHTS

- Build-To-Suit Opportunity
- Redevelopment Land Opportunity in Commerce
- Zoned Commerce M2 (Heavy Industrial)
- Rare Infill Location - Square Parcel Shape
- Corner Lot with Excellent Access & Visibility
- Ideal for Redevelopment - Utilities to Site
- Bldg. Damaged in Fire - Demo Required
- Contact Broker - Sold "As-Is" Where-Is"



SALE PRICE

\$3,995,000 (\$91.71/SF)

LEASE RATE

\$32,670/Mo GRS (\$0.75/SF GRS)

FOR MORE INFORMATION, PLEASE CONTACT



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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



Lee & Associates | Downtown Los Angeles
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1201 N Main St
Los Angeles, CA 90012

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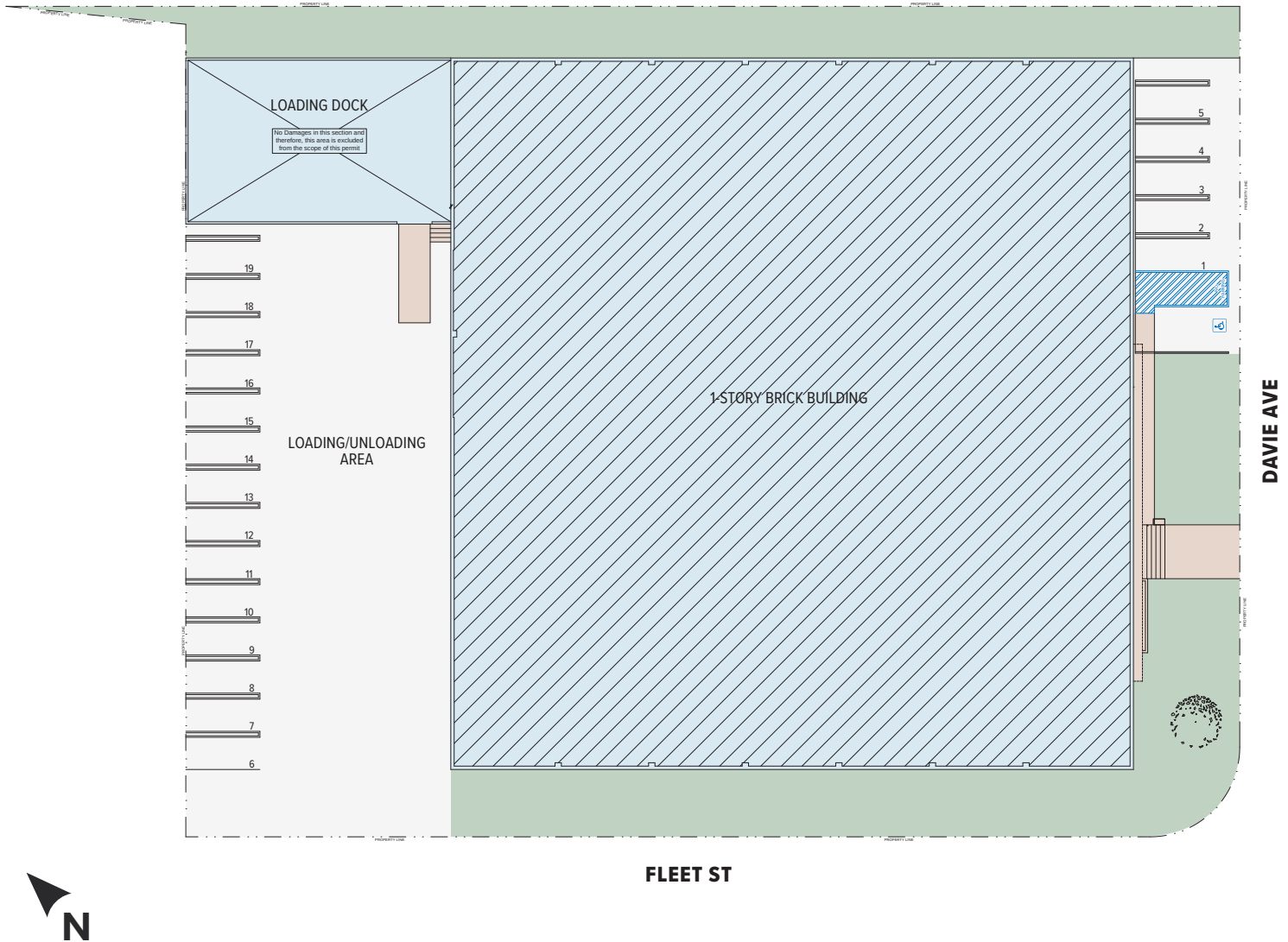
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PROPERTY SITE PLAN



*Current Redevelopment Plan - Reconstructing Prior Structure. Buyer to Verify

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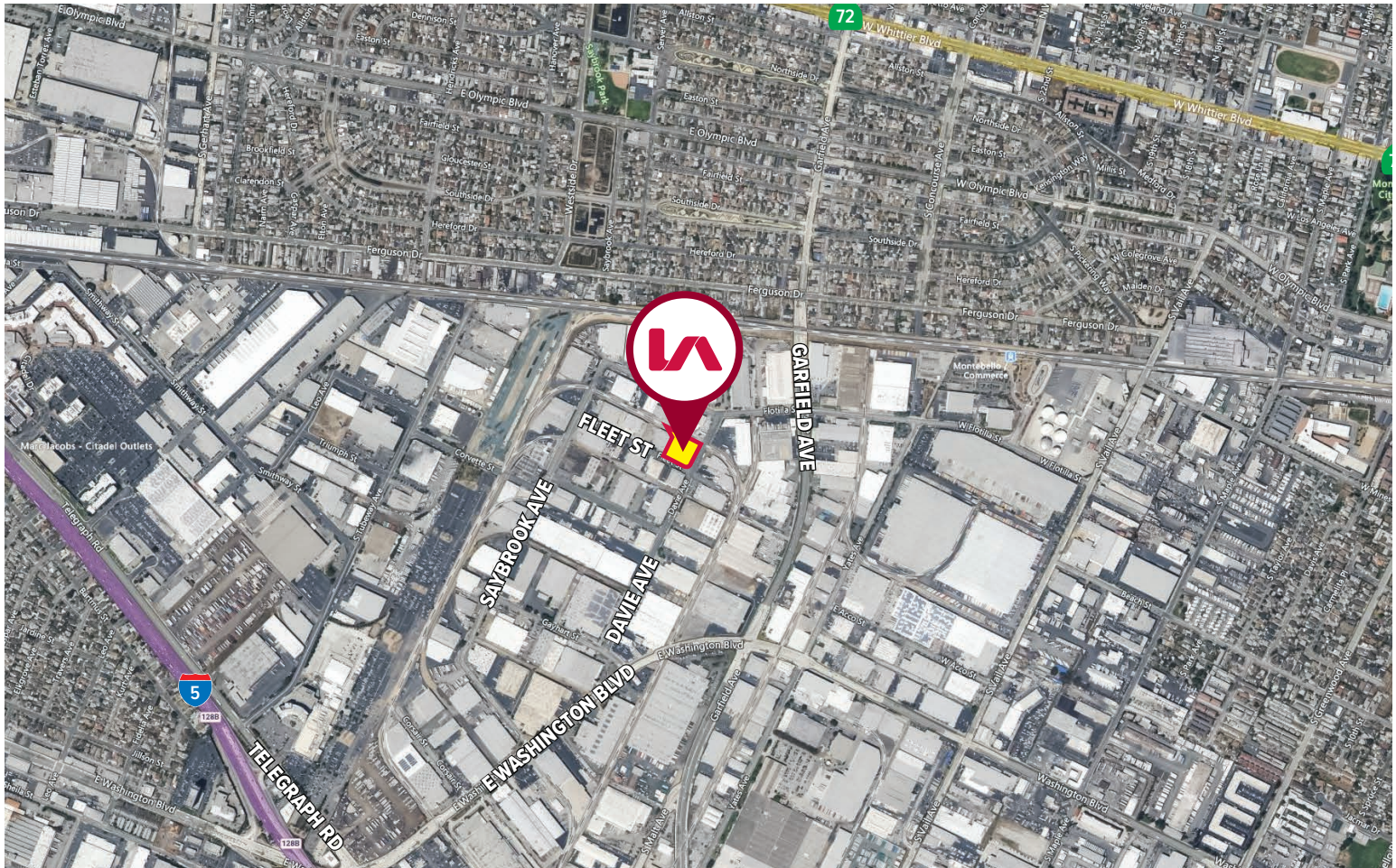
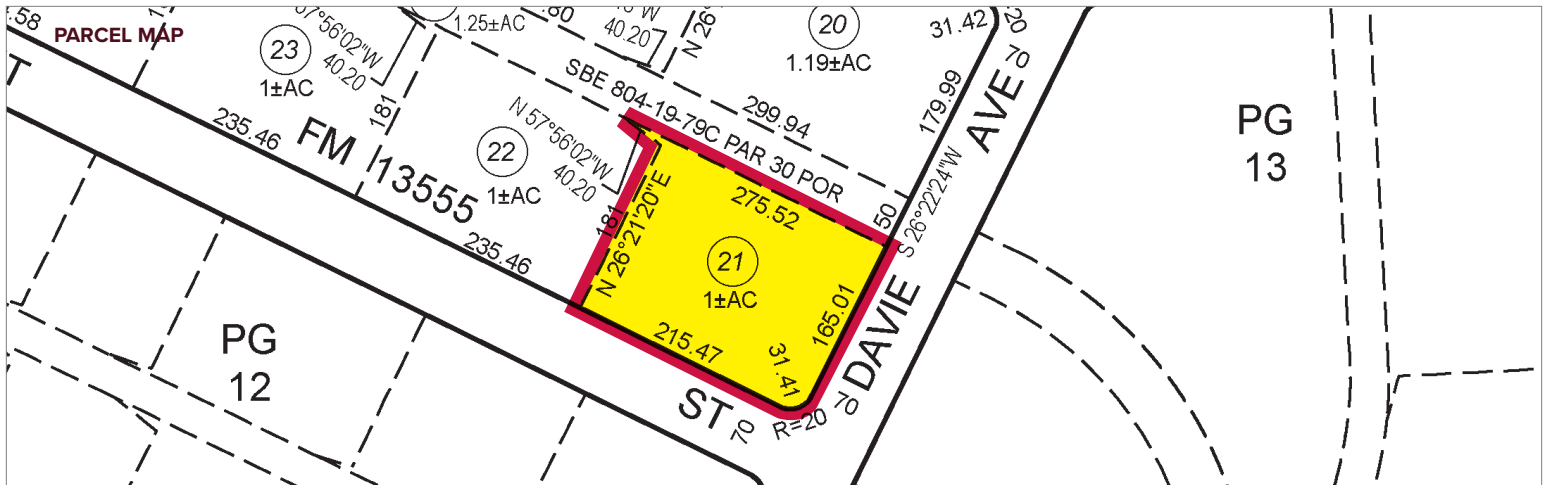
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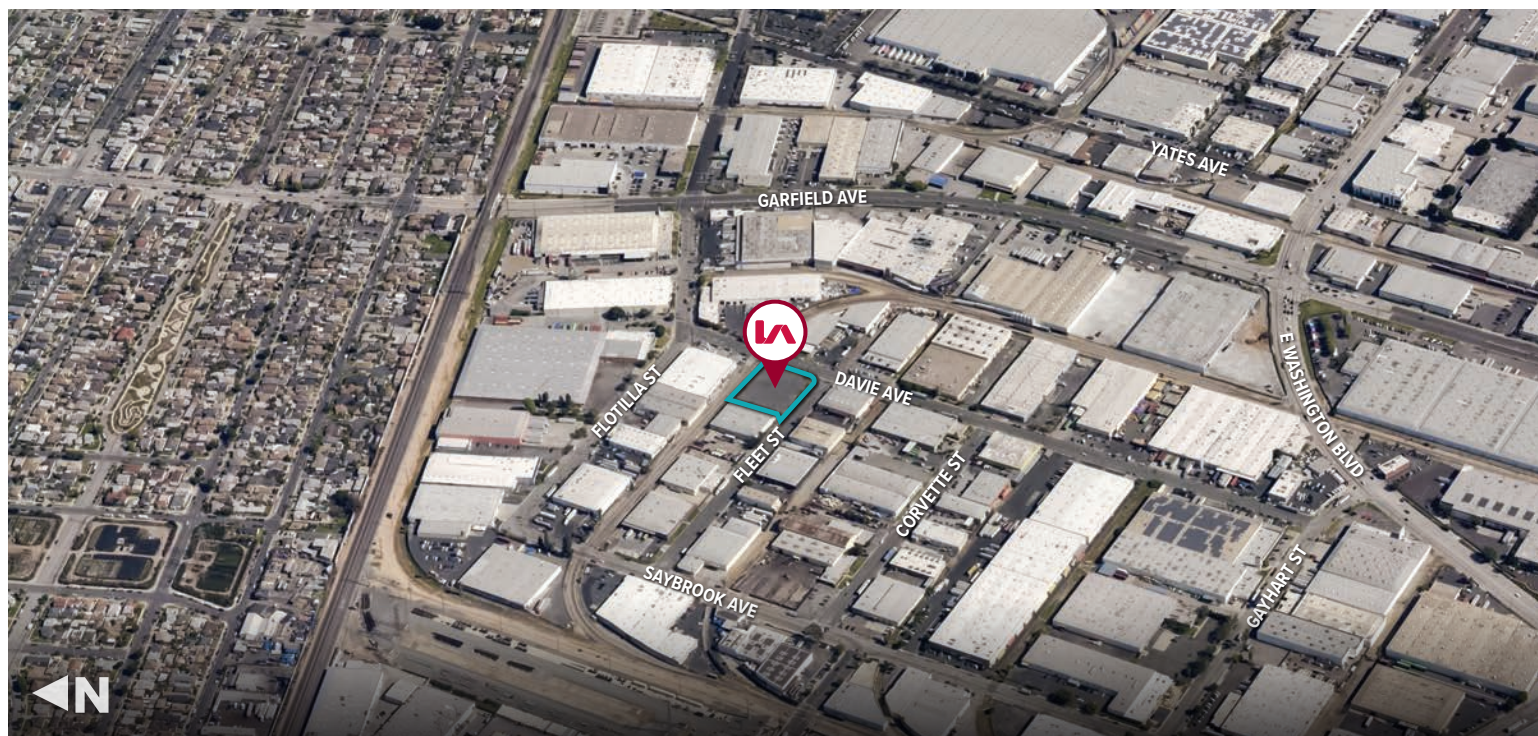
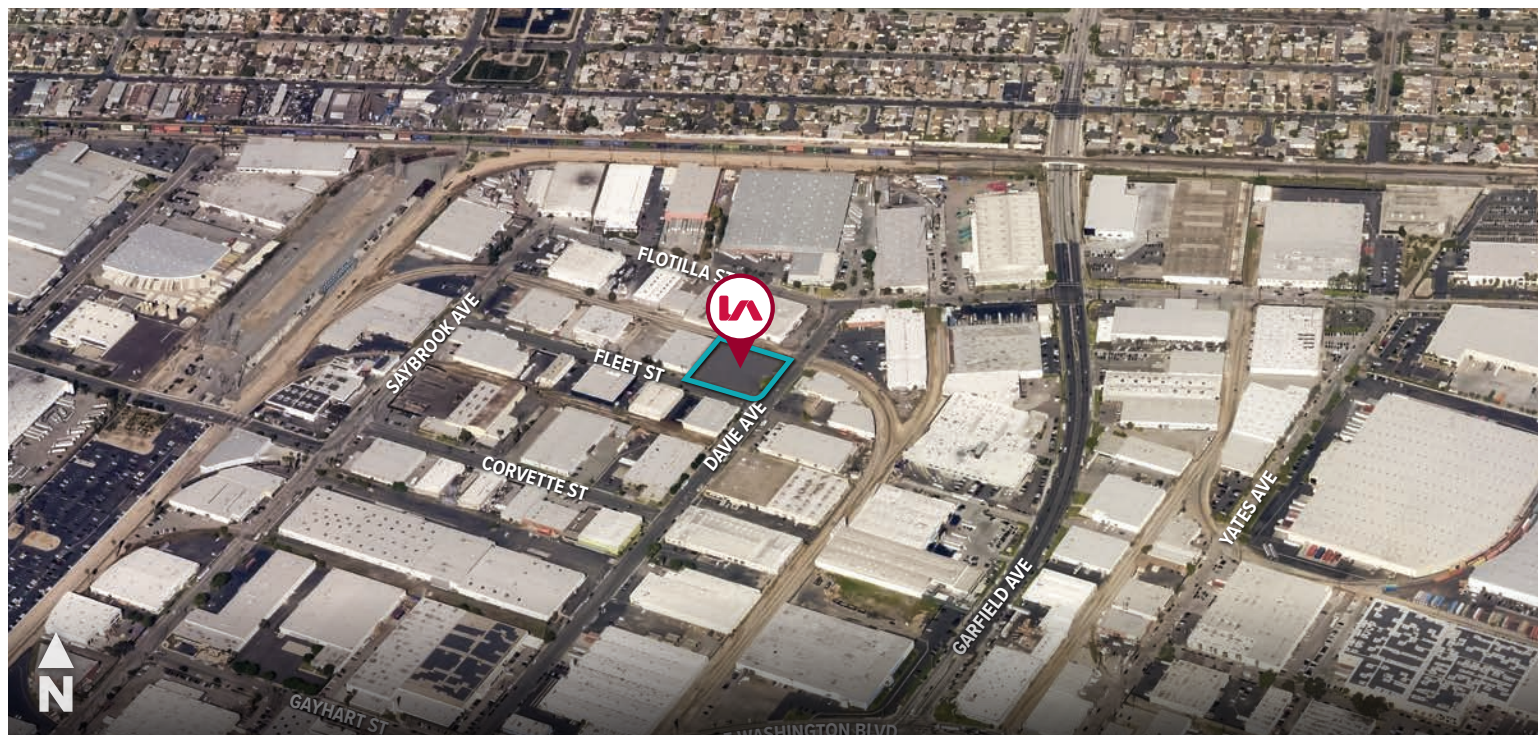
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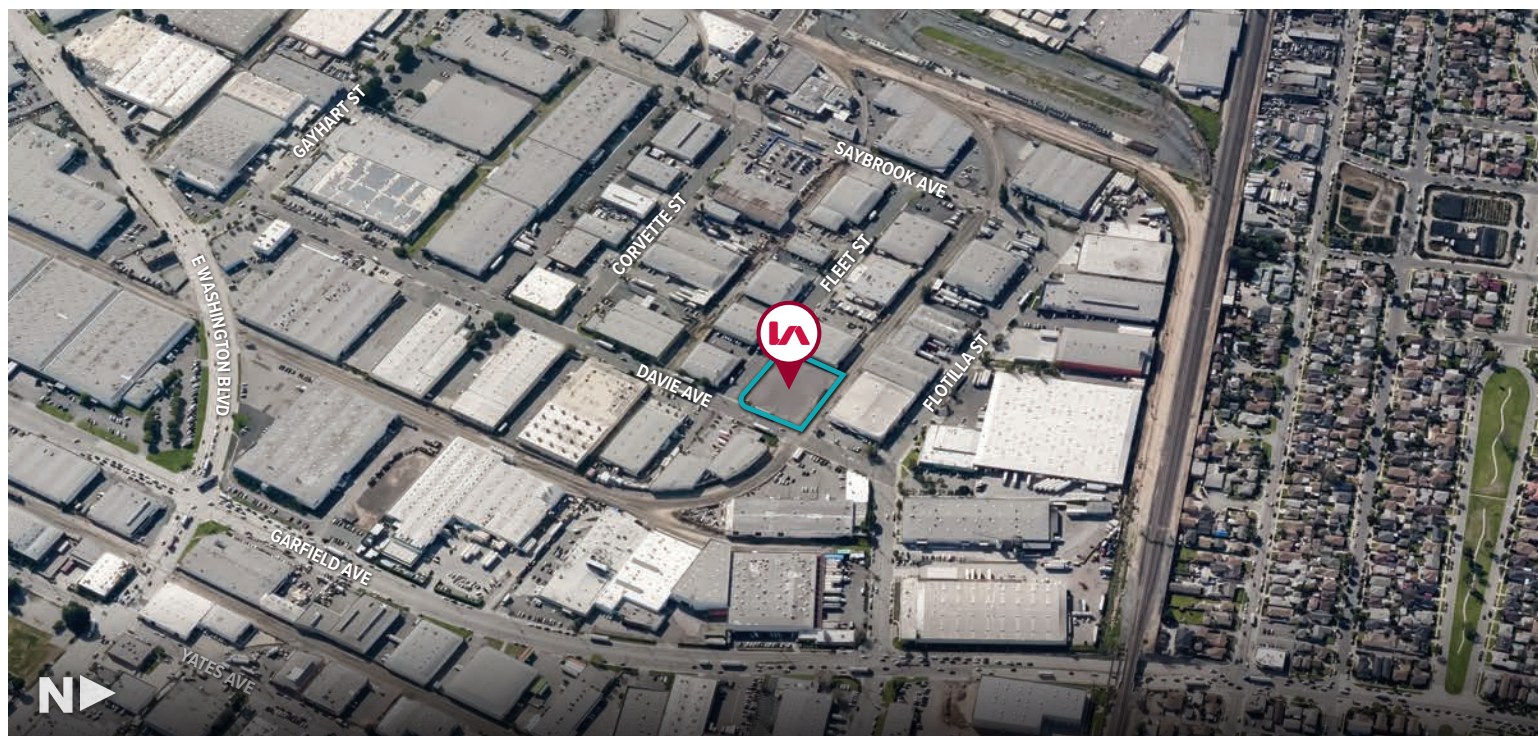
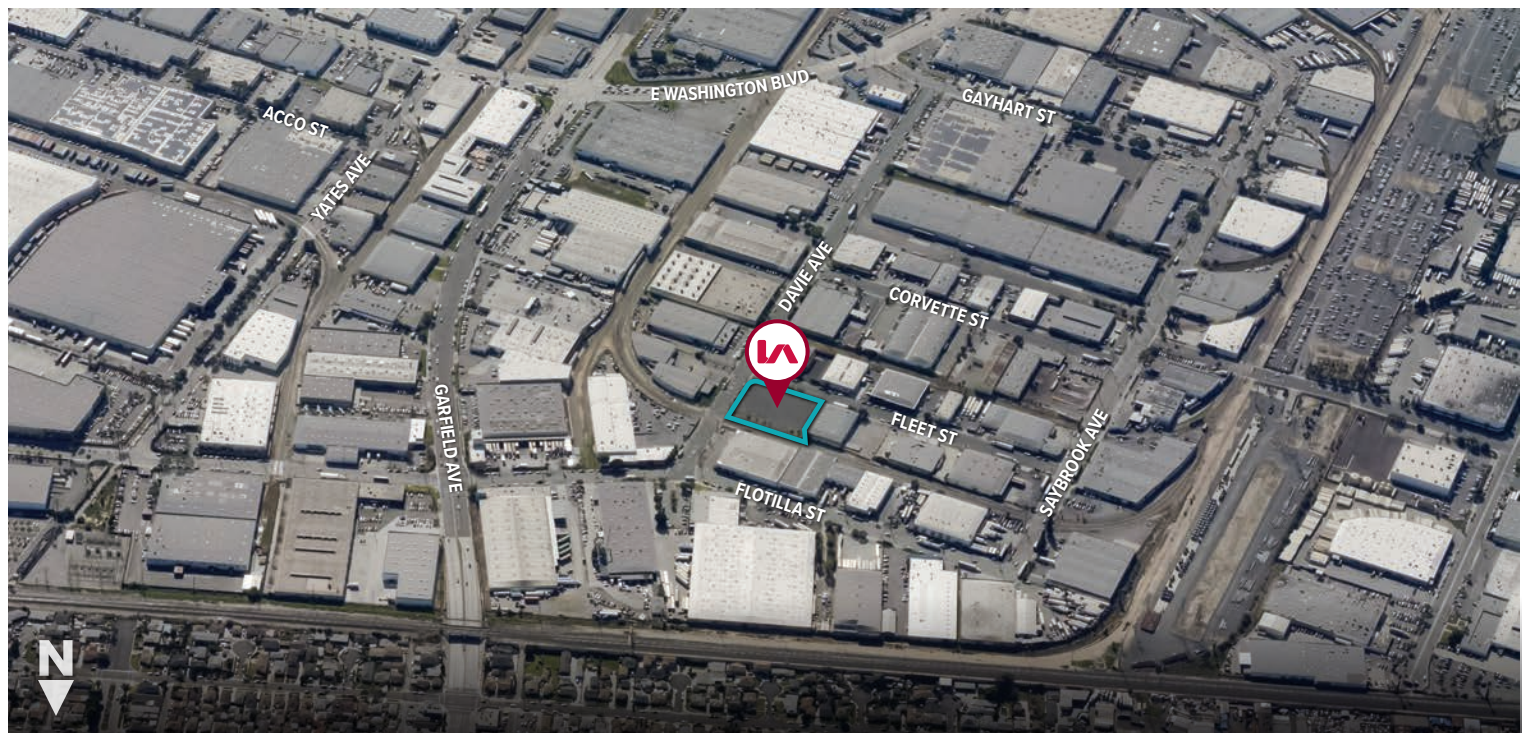
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