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# ±91,010 SF “CLASS A” WAREHOUSE

STATE-OF-THE-ART BUILDING  
WITH TWO-STORY OFFICE  
AVAILABLE FOR LEASE  
5555 E Slauson Ave, Commerce, CA



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Jones Lang LaSalle Brokerage, Inc., Real estate license #01856260



# Built for Tomorrow's Business

5555 E Slauson Ave provides an impressive 91,010 SF of space, including a 9,994 SF two-story office area for collaboration. The property ensures safety with a fully fenced and secured concrete truck court, along with ESFR fire sprinklers throughout. Streamline logistics with six dock high loading positions and a grade level door. Additionally, ample parking with 75 spots caters to employees and visitors.



**Modern Industrial Facility:** Built in 2015, 91,010 SF total space with high-clearance warehouse and two-story office, suitable for various logistics and distribution operations.



**Versatile & Efficient Design:** Six (6) loading docks (expandable), secured lot, ESFR sprinklers, and ample parking for optimized operations, safety, and employee accommodation.



**Prime Industrial Hub:** Commerce, known as the "Industrial Heart of Los Angeles County," hosts over 1,600 businesses and offers strategic proximity to downtown LA, intermodal rail yards, ports, and major highways.

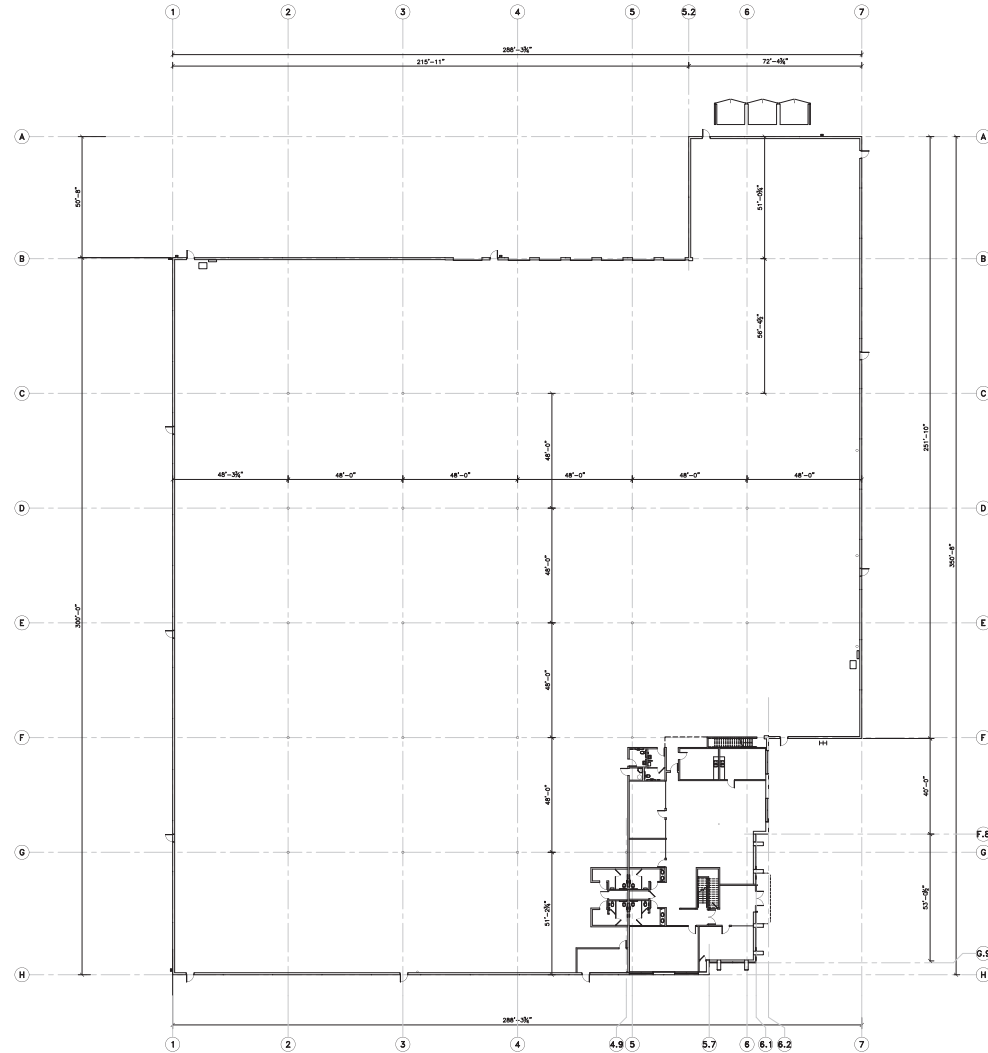




# An Ecosystem of Efficiency

## SPECIFICATIONS

Availability:	Now
Warehouse:	±81,016 SF
Office:	±9,994 SF (Two-story)
Land size:	±3.50 AC
Clear height:	32'
Yard:	Fully fenced and secured concrete truck court
Sprinklers:	ESFR fire sprinklers
Loading:	Six (6) dock-high doors, one (1) grade level door*
Parking:	75 spaces
Trailer Parking:	Six (6) spots
Year built:	2015
Zoning:	Commerce - M2



OVERALL BUILDING PLAN  
1/16" = 1'-0"



\*EXPANDABLE DOCK HIGH LOADING POSSIBLE



# Gateway to Greater LA

## A LOGISTICAL LAUNCHPAD

### AIRPORTS

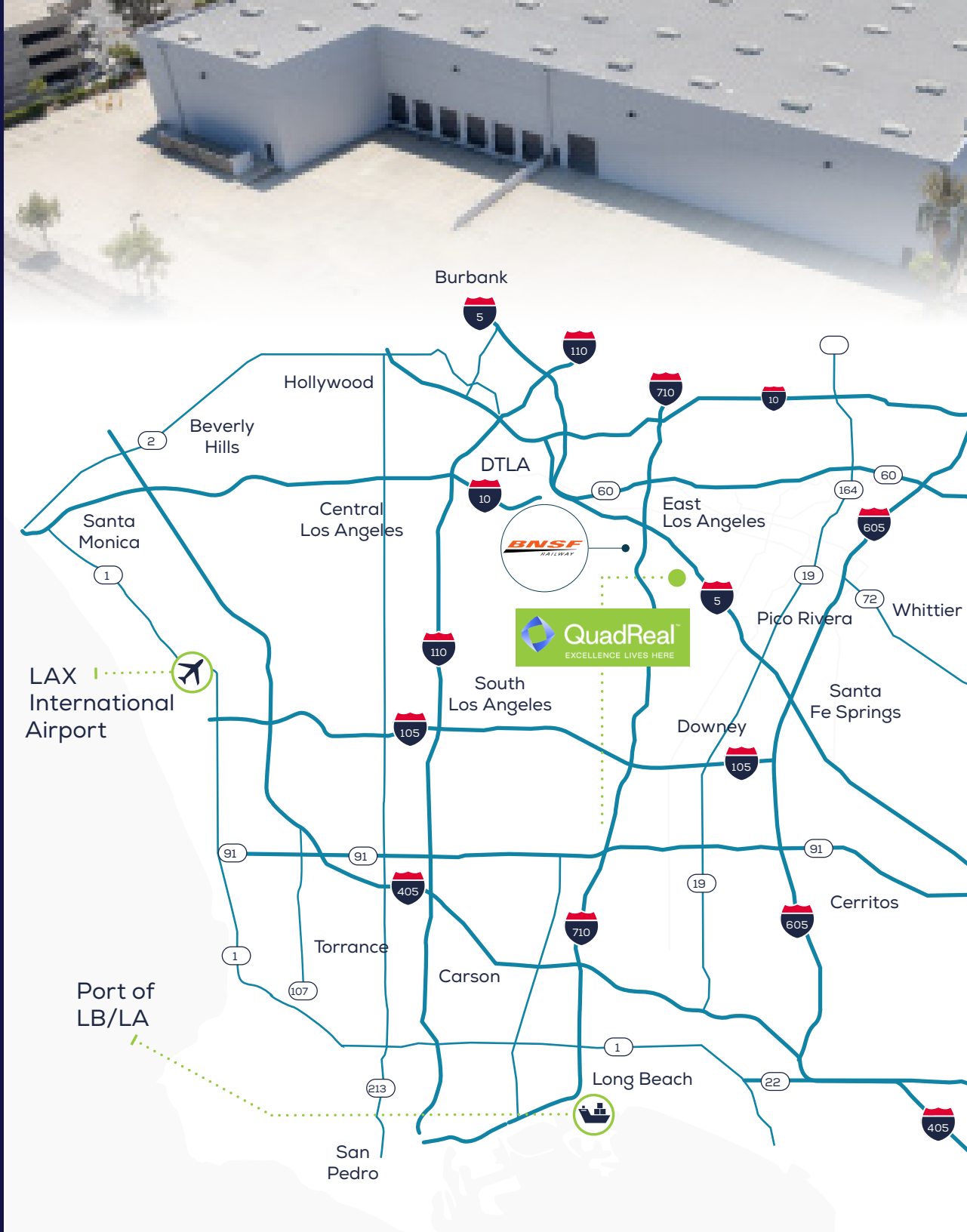
	Distance (miles)	Time (est.)
LAX International Airport	20	30 mins
Long Beach Airport	16	30 mins

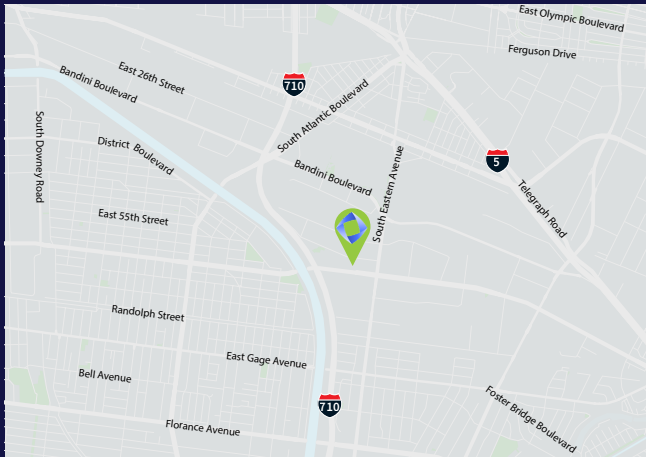
### FREEWAYS

Interstate 5 (I-5)	2	7 mins
Interstate 710 (I-710)	2	7 mins
Interstate 105 (I-105)	7	15 mins
Interstate 605 (I-605)	6	15 mins

### INTERMODAL/PORTS

Hobart Rail Yard	4	5 mins
Downtown Los Angeles	9	30 mins
Port of LA/ Long Beach	22	45 mins





◀ LAX INTERNATIONAL AIRPORT



▼ PORT OF LOS ANGELES AND LONG BEACH

# Connected to Key Logistics Routes

## POPULATION

±784,009	±3,256,251	±6,184,773
5 Miles	10 Miles	15 Miles

## AVG. HOUSEHOLD INCOME

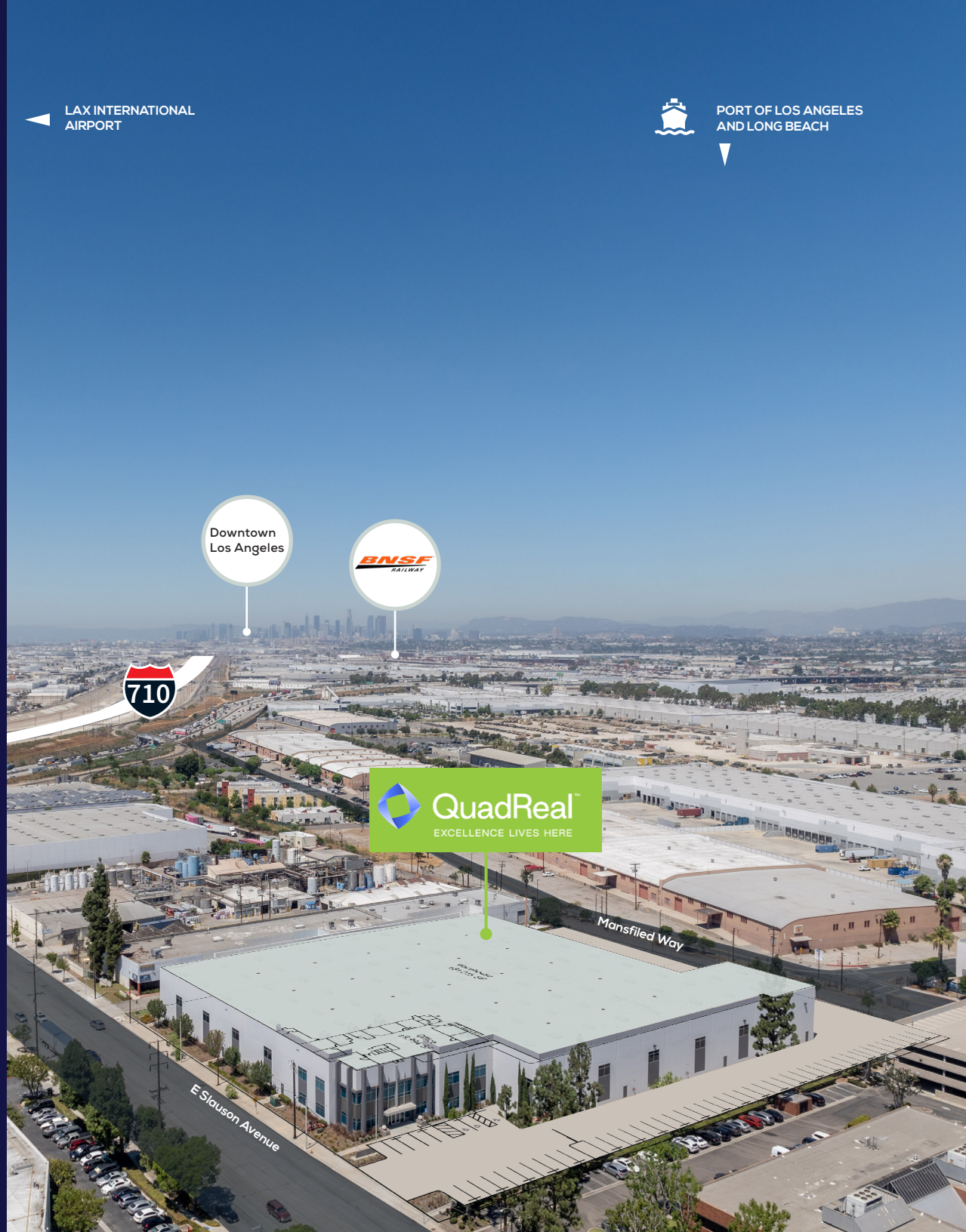
\$71,754	\$79,867	\$84,332
5 Miles	10 Miles	15 Miles

## TOTAL CONSUMER SPENDING

Over \$145.6B  
Within 15 Miles

## WORKFORCE POPULATION

Over 3.1M  
Within 15 Miles





# QuadReal INDUSTRIAL



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