



## **±91,010 SF “CLASS A” WAREHOUSE**

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



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.



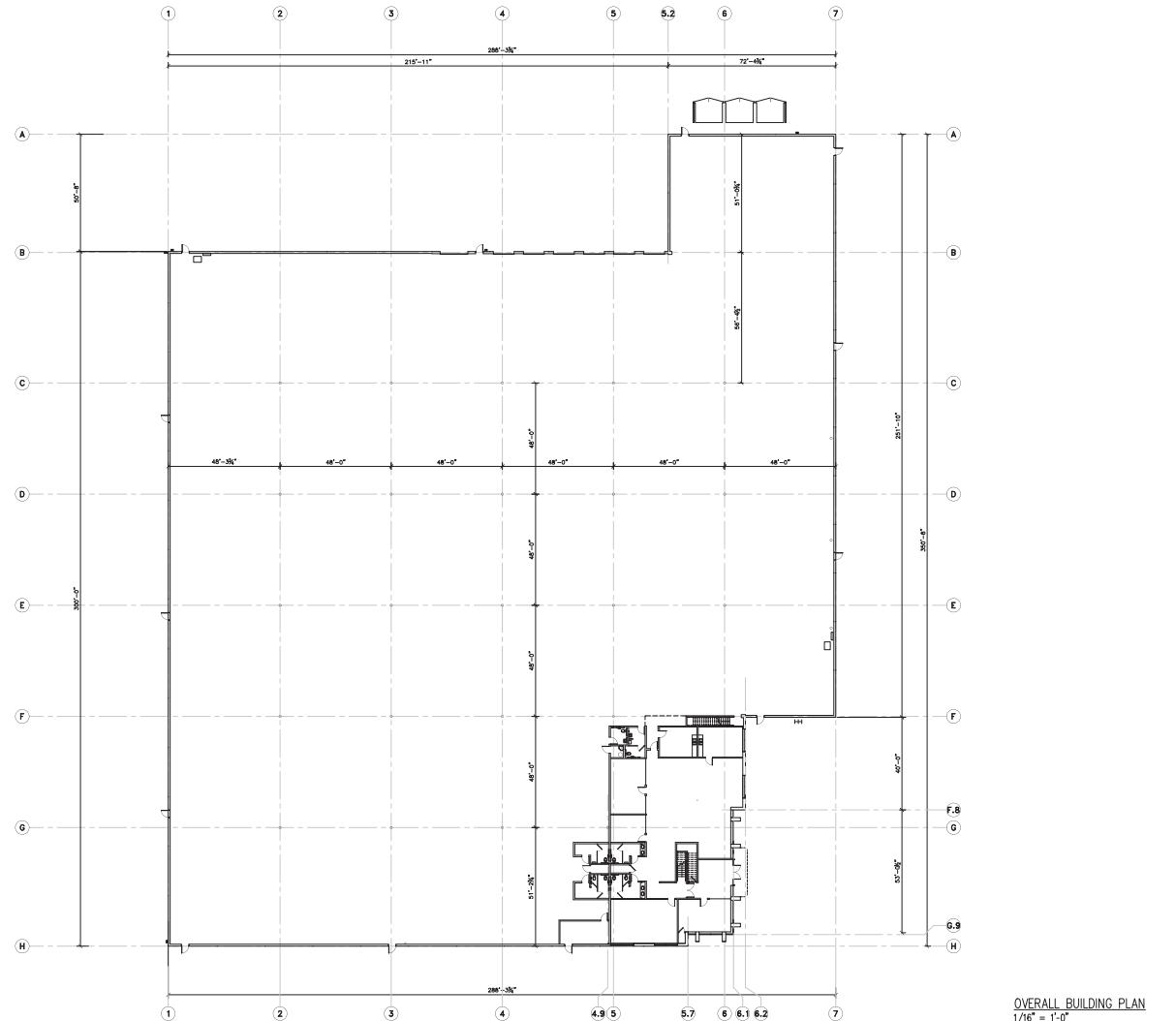
**Prime Industrial Hub:** Commerce, known as the "Industrial Heart of Los Angeles County," hosts over 1,600 businesses and offers strategic proximity to downtown LA, intermodal rail yards, ports, and major highways.



# An Ecosystem of Efficiency

## SPECIFICATIONS

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



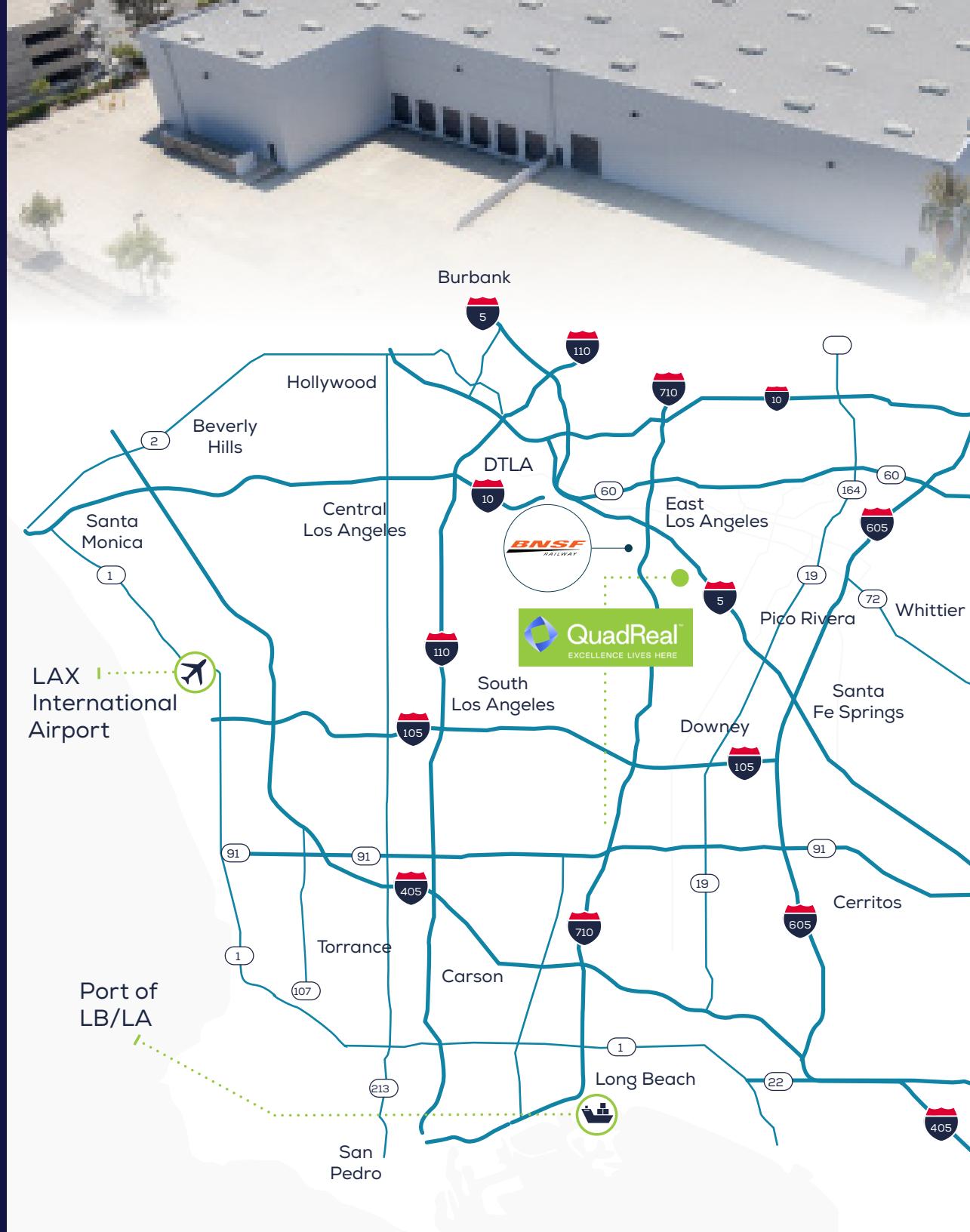
\*EXPANDABLE DOCK HIGH LOADING POSSIBLE

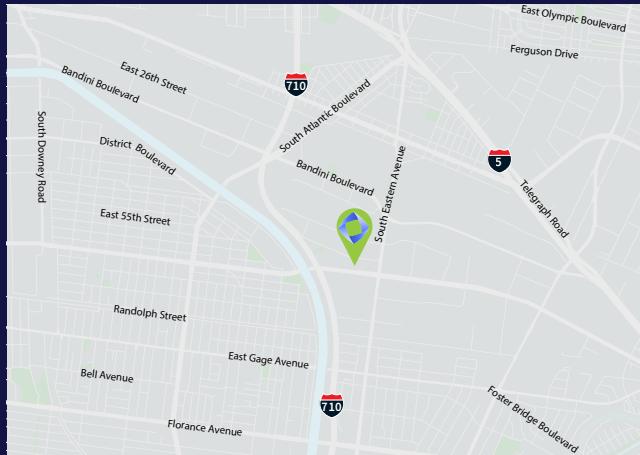


# Gateway to Greater LA

## A LOGISTICAL LAUNCHPAD

| AIRPORTS                  | Distance (miles) | Time (est.) |
|---------------------------|------------------|-------------|
| LAX International Airport | 20               | 30 mins     |
| Long Beach Airport        | 16               | 30 mins     |
| <hr/>                     |                  |             |
| 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     |
| <hr/>                     |                  |             |
| INTERMODAL/PORTS          |                  |             |
| Hobart Rail Yard          | 4                | 5 mins      |
| Downtown Los Angeles      | 9                | 30 mins     |
| Port of LA/ Long Beach    | 22               | 45 mins     |





# 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



5555 E Slauson Ave, Commerce, CA 90040

**Jon R. Reno, SIOR, CCIM**  
Managing Director  
Lic. #01277642  
[jon.reno@jll.com](mailto:jon.reno@jll.com)  
+1 213 271 1508

**Mark Vanis**  
Managing Director  
Lic. #01305617  
[mark.vanis@jll.com](mailto:mark.vanis@jll.com)  
+1 213 395 5908

**Trevor Gale, SIOR**  
Managing Director  
Lic. #01452957  
[trevor.gale@jll.com](mailto:trevor.gale@jll.com)  
+1 213 239 6256

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.