

FOR LEASE ±46,001 SF OF INDUSTRIAL BUILDINGS ON ±309,336 SF OF LAND

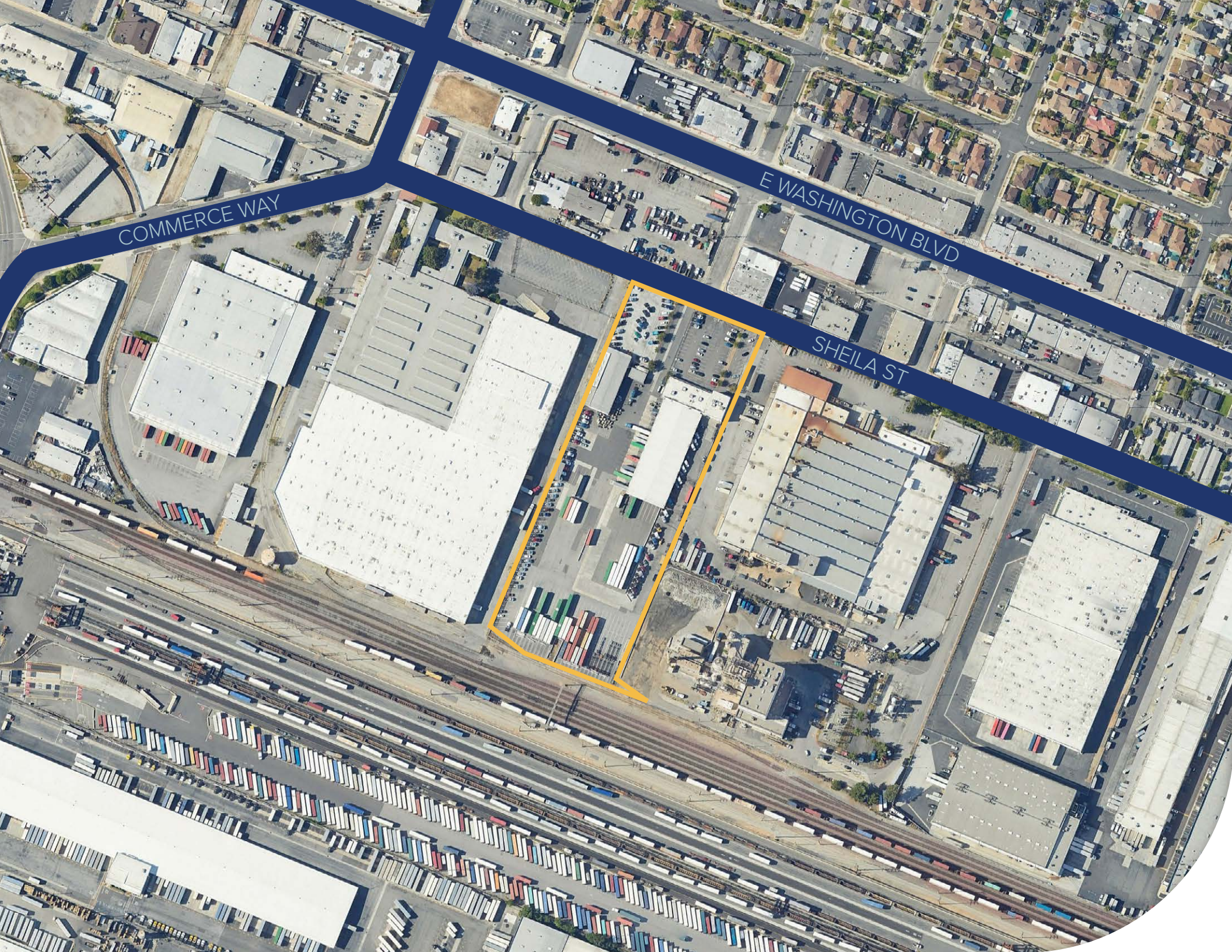
5800 SHEILA ST, COMMERCE, CA 90040

An aerial photograph of an industrial district, featuring a large, multi-story warehouse building with a flat roof. The surrounding area includes various smaller industrial structures, parking lots, and streets. The entire image is overlaid with a dark blue tint. The text 'DISCLAIMER' is prominently displayed in white, bold, uppercase letters on the left side of the image.

DISCLAIMER

Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.

5800
SHEILA ST



COMMERCE WAY

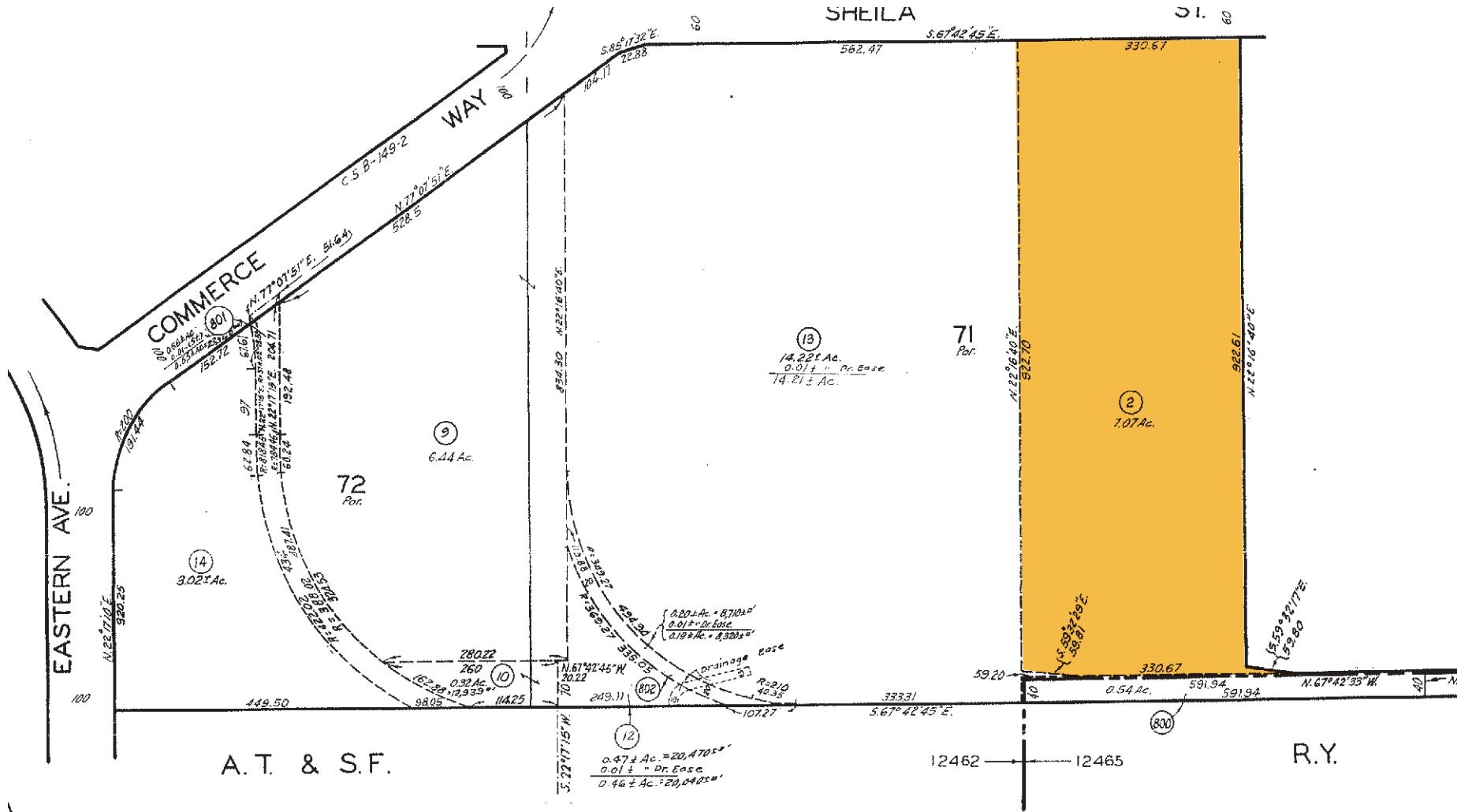
E WASHINGTON BLVD

SHEILA ST

PARCEL MAP

6334

5
SHEET

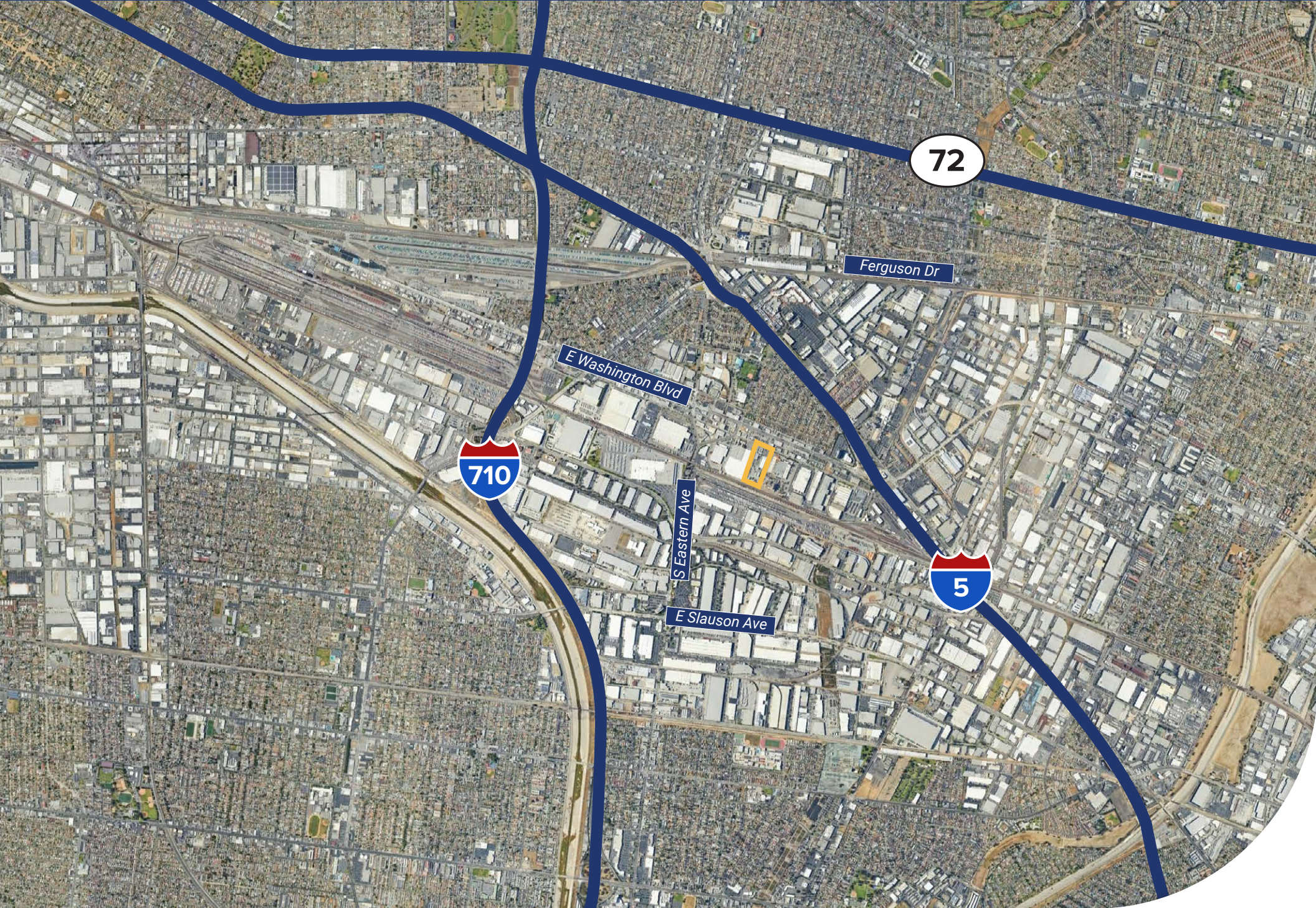


2
5

RANCHO LAGUNA

5800 SHEILA ST

FREEWAY MAP



AREA DEMOGRAPHICS



Population 2023

1 Mile	3 Miles	5 Miles
4,269	257,632	730,285

Population 2028

1 Mile	3 Miles	5 Miles
4,102	248,121	706,301



Households 2023

1 Mile	3 Miles	5 Miles
1,185	63,554	190,235

Households 2028

1 Mile	3 Miles	5 Miles
1,132	60,813	183,225

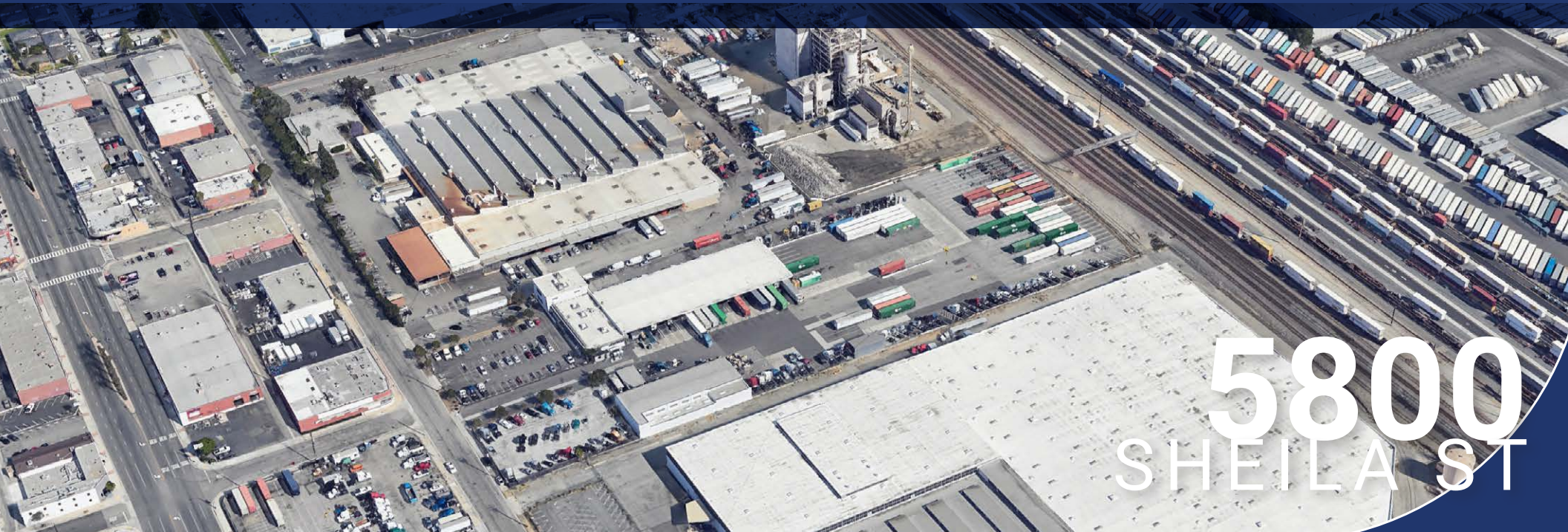


Avg Household Income 2023

1 Mile	3 Miles	5 Miles
\$77,465	\$71,108	\$79,875

Median Household Income 2023

1 Mile	3 Miles	5 Miles
\$60,960	\$55,353	\$60,882



5800
SHEILA ST

FOR LEASE

±46,001 SF OF INDUSTRIAL BUILDING ON ±309,336 SF OF LAND

5800 SHEILA ST | COMMERCE, CA 90040



Jack R. Cline, Jr.

President

jcline@lee-associates.com

213-590-3512

LIC NO 00854279

Team-Cline.com



Gregory R. Gill

President

ggill@leelalb.com

310-768-8800

LIC NO 00370387