

Available SF: 16904 SQ FT

Industrial For Lease

Building Size: 30554 SQ FT



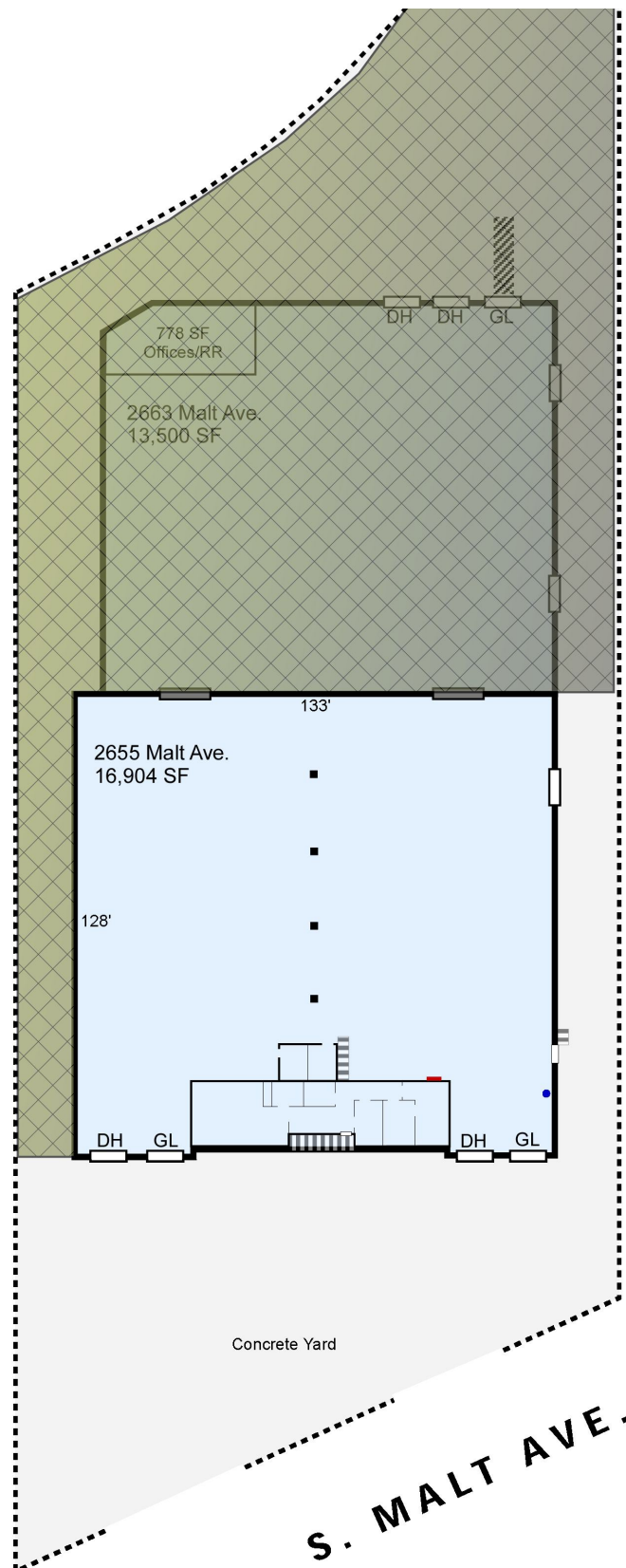
Address: 2655 Malt Ave., Commerce, CA 90040
Cross Streets: Telegraph Rd. / Malt Ave

Concrete Warehouse Off 5 Freeway
2 Dock High & 2 Ground Level Loading Doors
Fenced Yard, Parking, Skylights
Beautiful Bow-Truss Roof

Lease Rate/Mo:	\$21,130.00	Sprinklered:	Yes	Office SF/#:	1150
Lease Rate/SF:	\$1.25	Clear Height:	15' - 24'	Restrooms:	4
Lease Type:	Gross / Op.Ex	GL Doors/Dim:	2	Office HVAC:	None
Available SF:	16904	DH Doors/Dim:	2	Finished Ofc Mezz:	0 SF
Minimum SF:	17000	A: 200 V: 240 O: 3 W: 3		Include in Available:	
Prop Lot Size:	POL	Construction Type:	Tilt-Wall	Unfinished Mezz:	0 SF
Term:	3-5 years	Const Status/Year Blt:	Existing / 1959	Include in Available:	
Yard:	Fenced / Paved	Whse HVAC:	No	Possession:	Now
Zoning:	M2	Parking Spaces:	19 / Ratio: 1.12:1000	Vacant:	Yes
Listing Company:	LHSD Realty	Rail Service:	No	To Show:	Contact Agent
Agents:	Lawrence Hung	Specific Use:	Warehouse/Distribution	Market/Submarket:	LA Central
Listing #:	LHSD Realty Use Only			APN#	6336-009-027
Notes:	Front unit of building, concrete yard				

SITE PLAN:

2655 S. MALT AVE.
COMMERCE CA 90040



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