

Available SF: 16904 SQ FT

Industrial For Lease

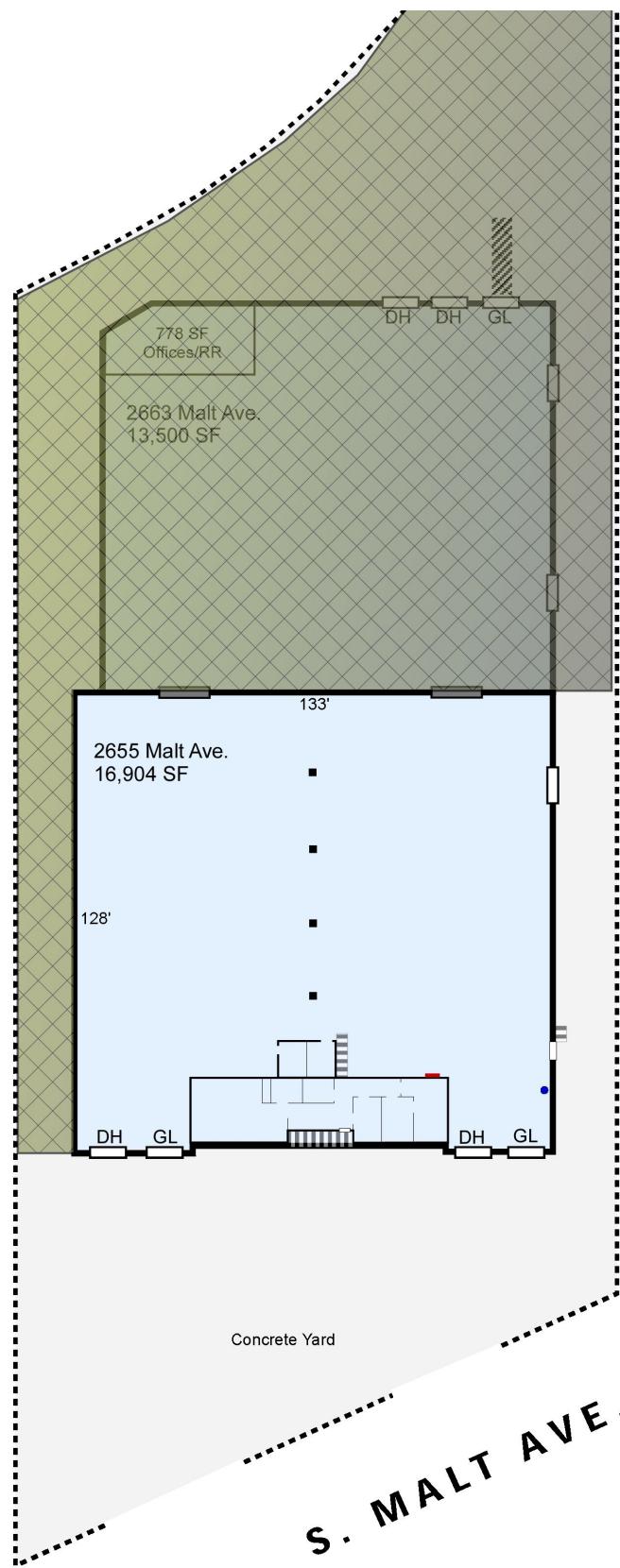
Building Size: 30554 SQ FT



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**

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



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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representations about it, it is your responsibility to independently confirm its accuracy and completeness. Map is not to scale. All measurements are approximate. 9/24/2024

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