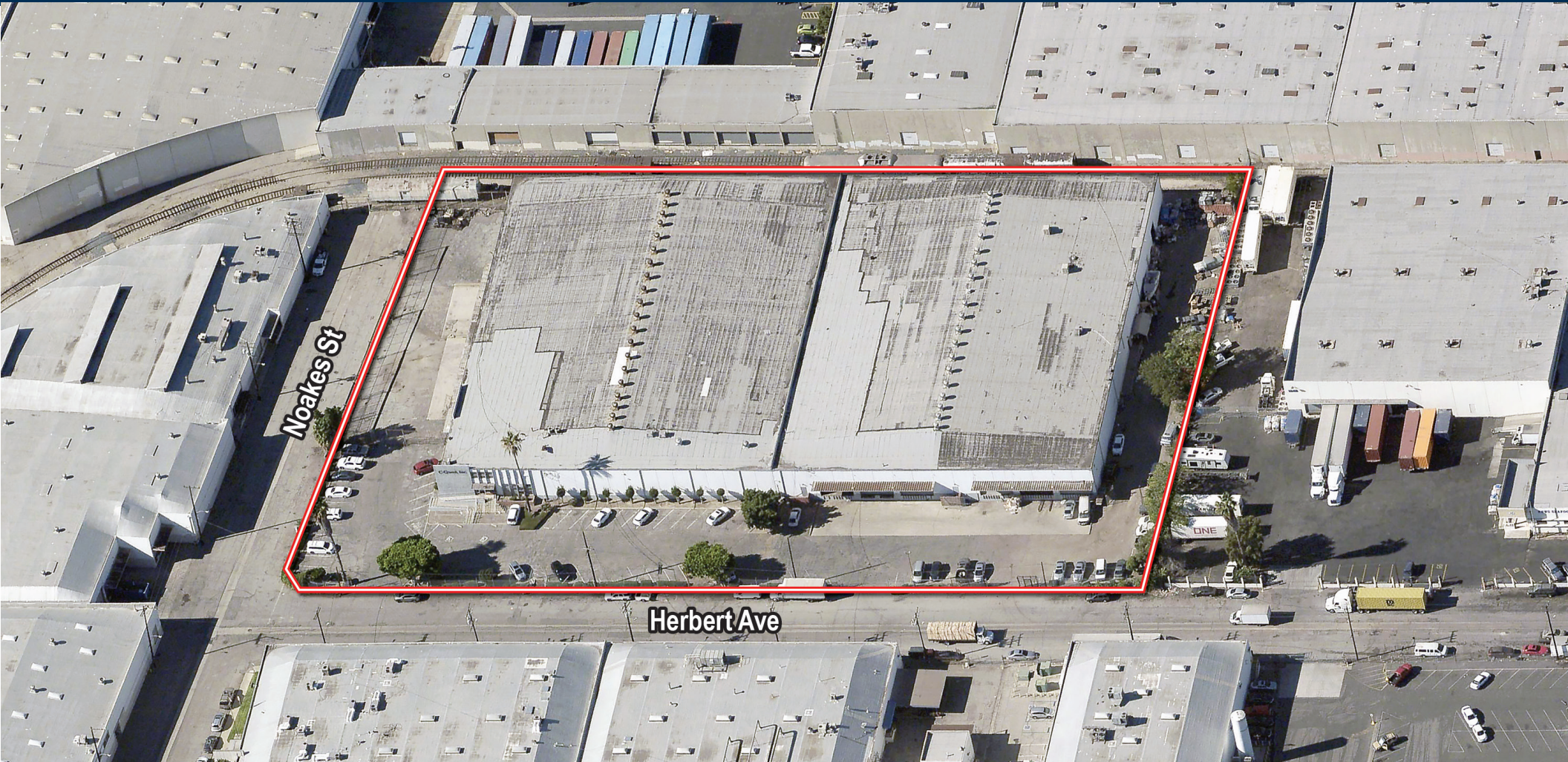


FOR SALE  
**1439 S HERBERT AVE**  
COMMERCE, CA 90023

**Voit**  
REAL ESTATE SERVICES



**±99,967 SF FREESTANDING INDUSTRIAL BUILDING**

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**CLIENT**  
RESOURCE GROUP

**SELDEN MCKNIGHT**  
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## Property Features

- Freestanding Industrial Building
- Twenty-Three (23) Dock High Loading Positions
- One (1) Ground Level Door Via Ramp
- Five (5) Rail Doors (Verify if Rail Line is Active)
- 18' - 24' Warehouse Clear Height
- Ordinary Hazard Sprinkler System (Verify)
- Fenced Parking Lot
- ±70 Surface Parking Spaces
- Centrally Located Near I-5, I-10, I-110 & I-710 Freeways



\*Buyer to Independently Verify All Building Sizes, Features and Zoning

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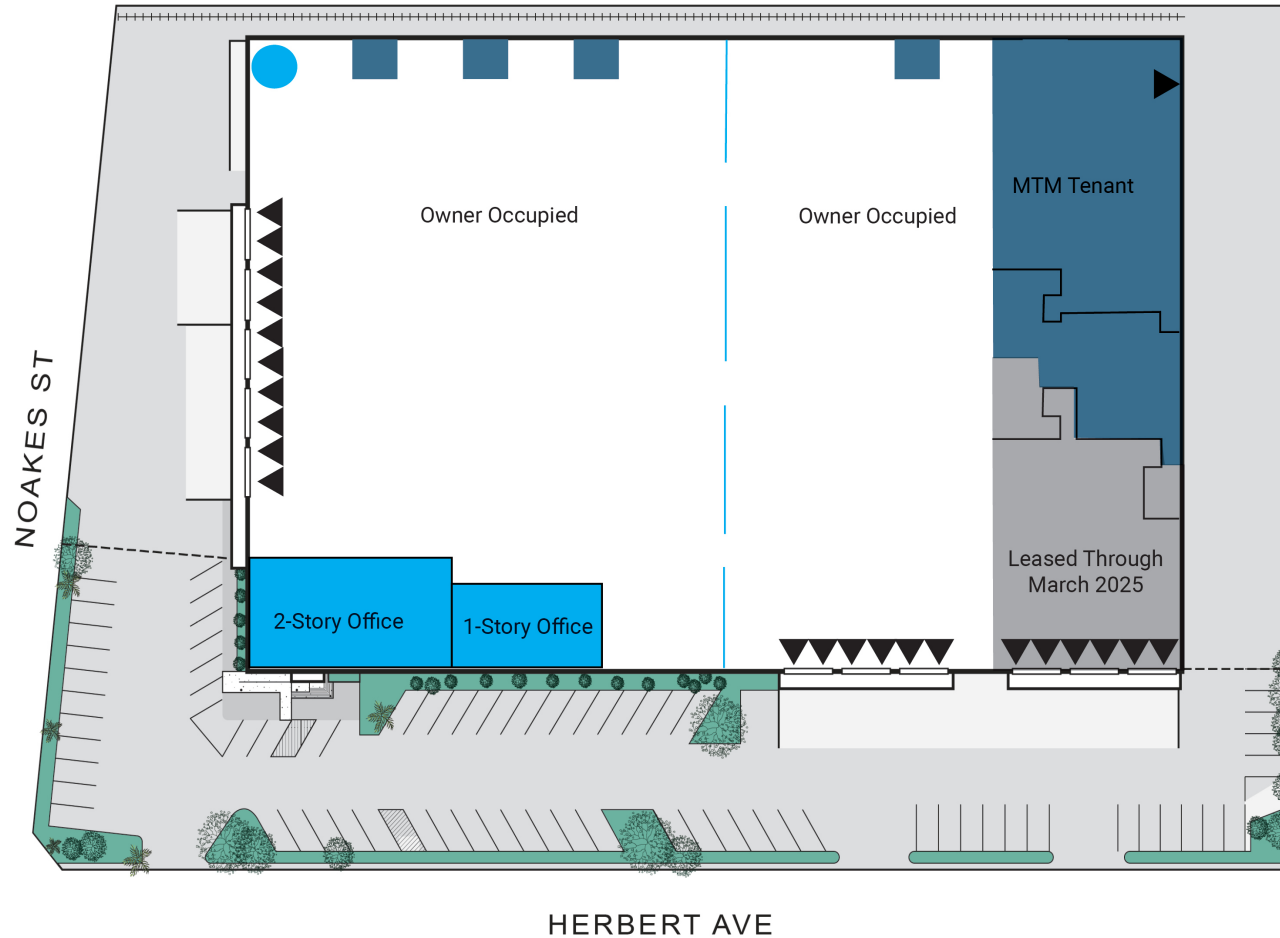
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HERBERT AVE

\* Site Plan Not To Scale and is Subject to Change. Buyer to Independently Verify All Sizes

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**Tenants**

#	Address	Size	Landlord	Tenant
1	1345 S Herbert Ave, Los Angeles	70,858 SF	Lal & S Realty Co, LLC	News Seafood
2	4180 E Noakes St, Commerce	55,888 SF	Dart Entities (Dedeaux)	Huhtamaki
3	4200 E Noakes St, Commerce	52,543 SF	Dart Entities (Dedeaux)	Huhtamaki
4	4209 E Noakes St, Commerce	189,000 SF	Dart Entities (Dedeaux)	Huhtamaki
5	1363 S Bonnie Beach Pl, Commerce	154,425 SF	Newman Properties	Matrix International Textiles
6	1430 S Eastman Ave, Commerce	217,874 SF	Dart Entities (Dedeaux)	Dart Logistics (Owner/User)
7	4130 Noakes St, Commerce	125,515 SF	Dart Entities (Dedeaux)	Dart Logistics (Owner/User)
8	1338-1342 S Rowan Ave, Commerce	50,925 SF	Dart Entities (Dedeaux)	Heath and Lejeune
9	4000 Noakes St, Commerce	111,260 SF	Brookfield Properties	BOA Logistics
10	4000 Union Pacific Ave, Commerce	934,153 SF	Dart Entities (Dedeaux)	99 Cent Only
11	1400 Los Palos St, Los Angeles	490,935 SF	Lineage Logistics	Owner/User

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**Key Distance**

BSNF Rail Line	.56 Mi.
Downtown Los Angeles	4.15 Mi.
UP Rail Line	.28 Mi.
LAX Airport	13.79 Mi.
Ports of Los Angeles/Long Beach	18.18 Mi.

**Population**

5 Mile Radius	865,719
15 Mile Radius	6,100,703
25 Mile Radius	10,148,038



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