

7136-7140

E. SLAUSON AVE., COMMERCE, CA

± 60,000 SF INDUSTRIAL BUILDING ON A ± 2.34 AC LAND PARCEL

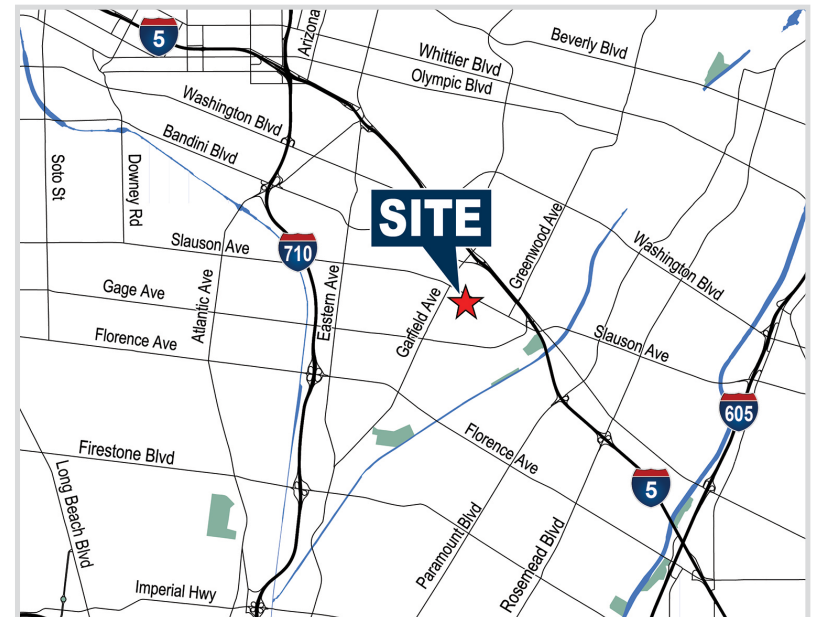


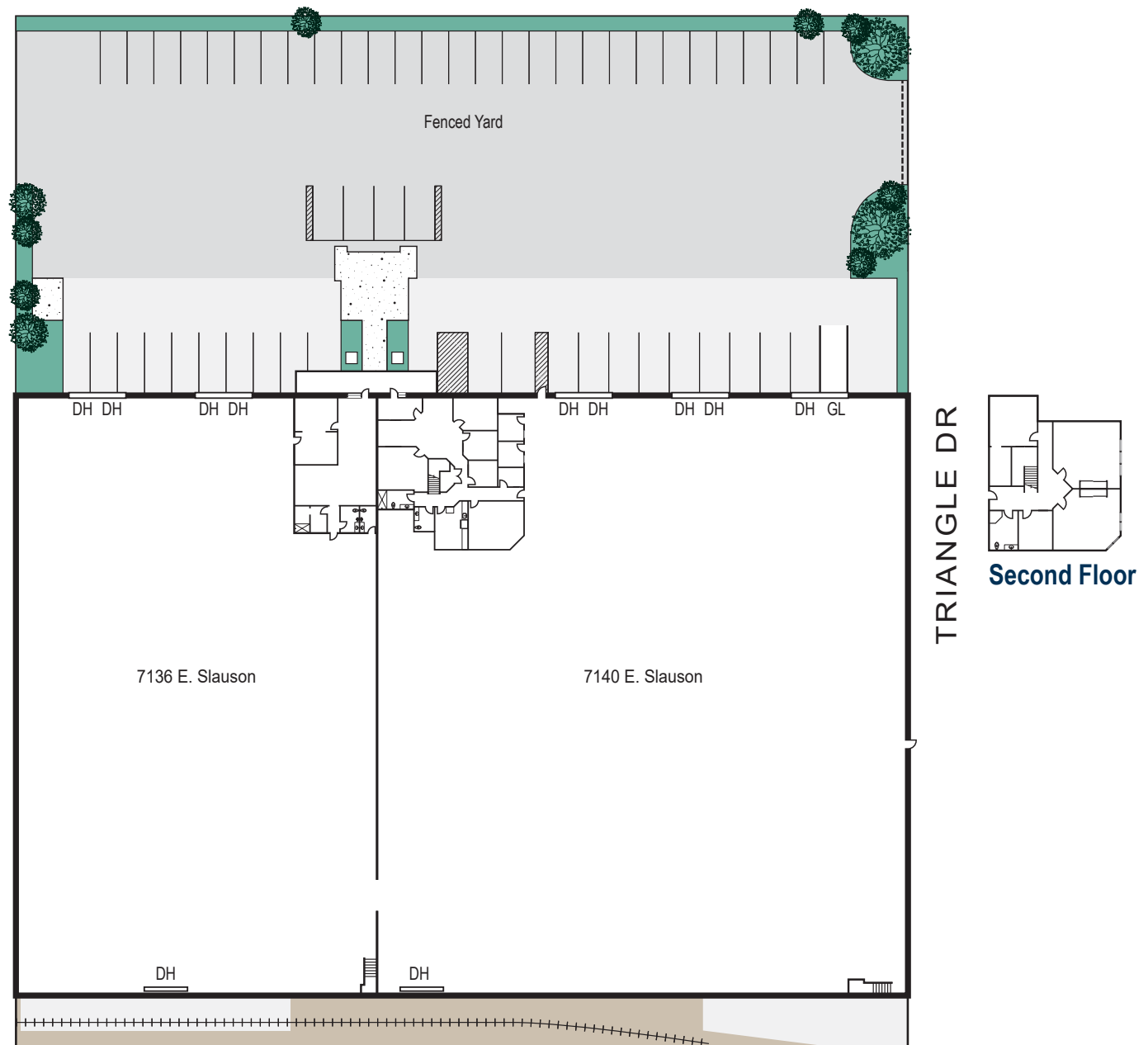
FOR SALE OR LEASE

**OWNER/USER OR
INVESTOR OPPORTUNITY**

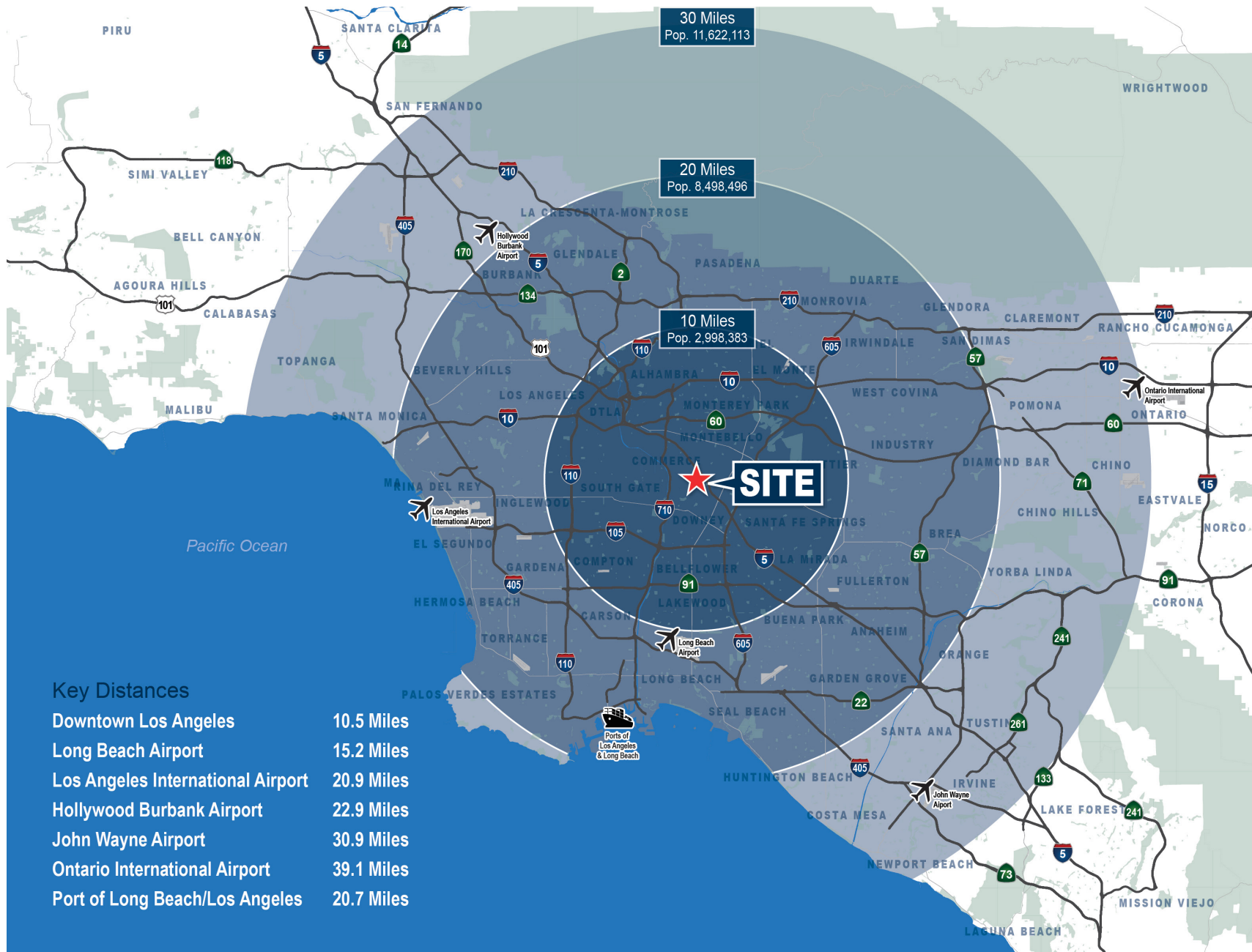
Voit
REAL ESTATE SERVICES

BUILDING ADDRESS	7136-7140 E. Slauson Ave., Commerce, CA 90040
BUILDING SIZE	± 60,000 SF
DIVISIBILITY OPTIONS	7136 E. Slauson: ± 24,000 SF 7140 E. Slauson: ± 36,000 SF
LAND SIZE	± 2.34 Acres (101,759 SF)
ELECTRICAL SERVICE	7136 E. Slauson: 400 Amps, 120/240 Volt 7140 E. Slauson: 3,000 Amps, 277/480 Volt (Must be verified by buyer or tenant's electrician)
WAREHOUSE CEILING CLEARANCE	± 24' ft. Minimum Clearance
VAULTED CEILING HEIGHT	± 51' ft.
OFFICE AREA	7136 E. Slauson: ± 1,222 SF 7140 E. Slauson: ± 3,756 SF Total Office SF: ± 4,978 SF
YARD	Fenced & gated with concrete truck apron and secured parking
LOADING	Nine (9) Dock High Positions, One (1) GL Ramp
TRUCK COURT DEPTH	± 124' ft.
FIRE SPRINKLERS	Fully Fire Sprinklered (Sprinkler calcs to be verified by buyer or tenant's consultant)
PARKING	1:1,000 Parking Ratio (Possibly Expandable)
YEAR BUILT	1967
CURRENT LEASE	Current lease expires June 30, 2025
ADDITIONAL FEATURES	Rail service possible (access must be verified with rail company). Well distributed power, warehouse skylights, large ventilation fans.









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Exclusively
Offered by:

Voit

REAL ESTATE SERVICES

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