

2253

SAYBROOK AVE
COMMERCE, CA 90040



EXCELLENT (5) FREEWAY ACCESS

RATE REDUCED!

LEASE RATE: \$1.18 PSF/MO GRS

SUBLEASE RUNS THROUGH 5/31/28

READY FOR OCCUPANCY NOW!



Month to Month Available!

For Sublease

± 10,000 SF - ± 46,600 SF INDUSTRIAL BUILDING

LA
LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

IA
BACCI • TSAPARIAN • GORMLY
INDUSTRIAL GROUP
LOS ANGELES • SAN FRANCISCO • LOS ANGELES CENTRAL

Property HIGHLIGHTS



Close Proximity to the
I-5 Freeway



Recently Refurbished
Multi-Purpose
Industrial Building



6 Dock High &
1 Drive-in Bay



18' Clearance



Two (2) Secured Fenced
Yards / 75 Car Parking

Pricing SUMMARY

LEASE RATE: 1.18 PSF/MO GRS

**MONTH TO MONTH
AVAILABLE**

2253

SAYBROOK
AVE

AVAILABLE SIZES

$\pm 10,000$ SF – $\pm 46,600$ SF

LAND SIZE

$\pm 88,862$ SF / ± 2.04 Ac

PARCEL NO

6336-012-028

USE

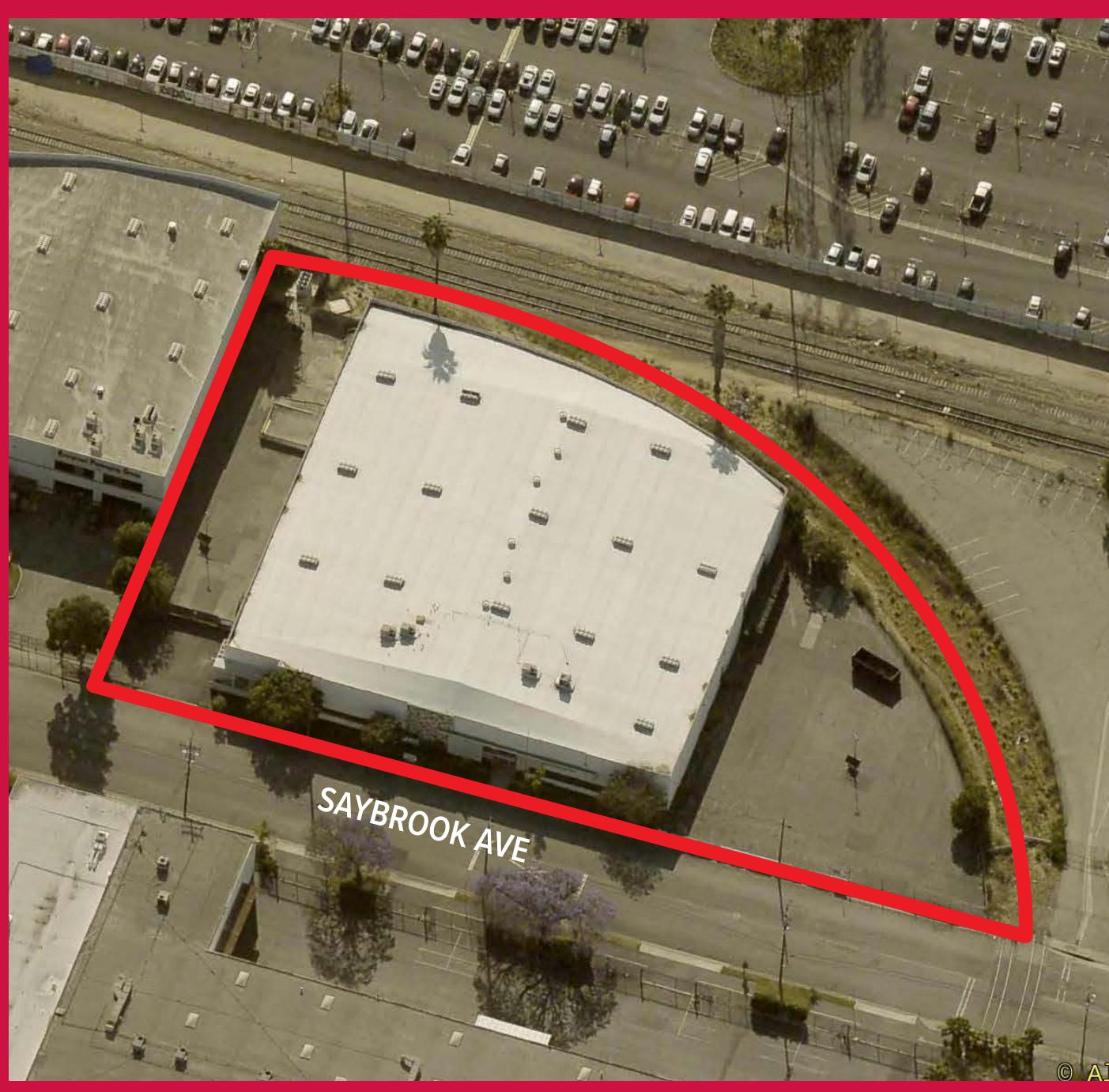
Multi-Purpose

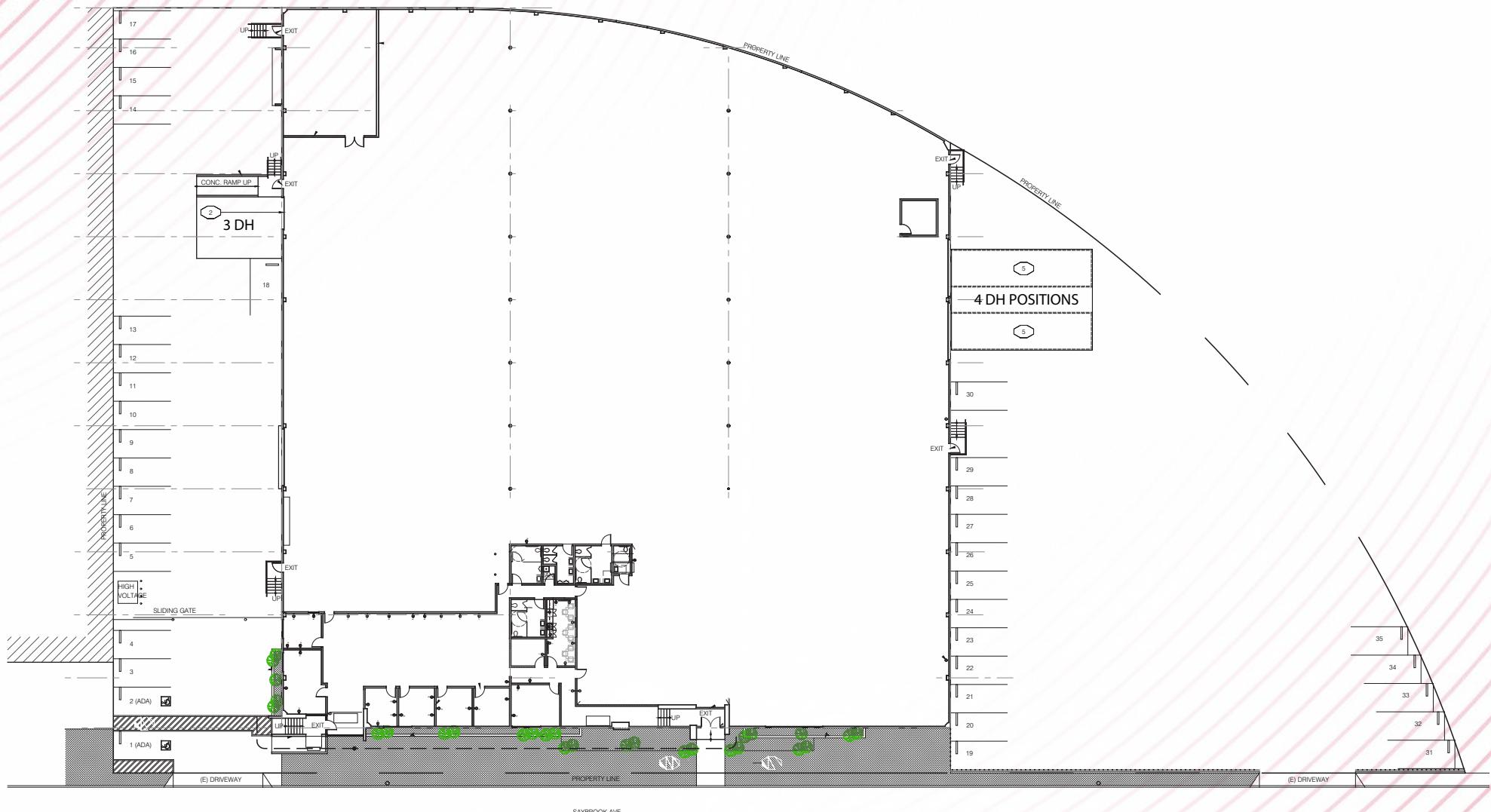
ZONING

M2

YEAR BUILT

1962



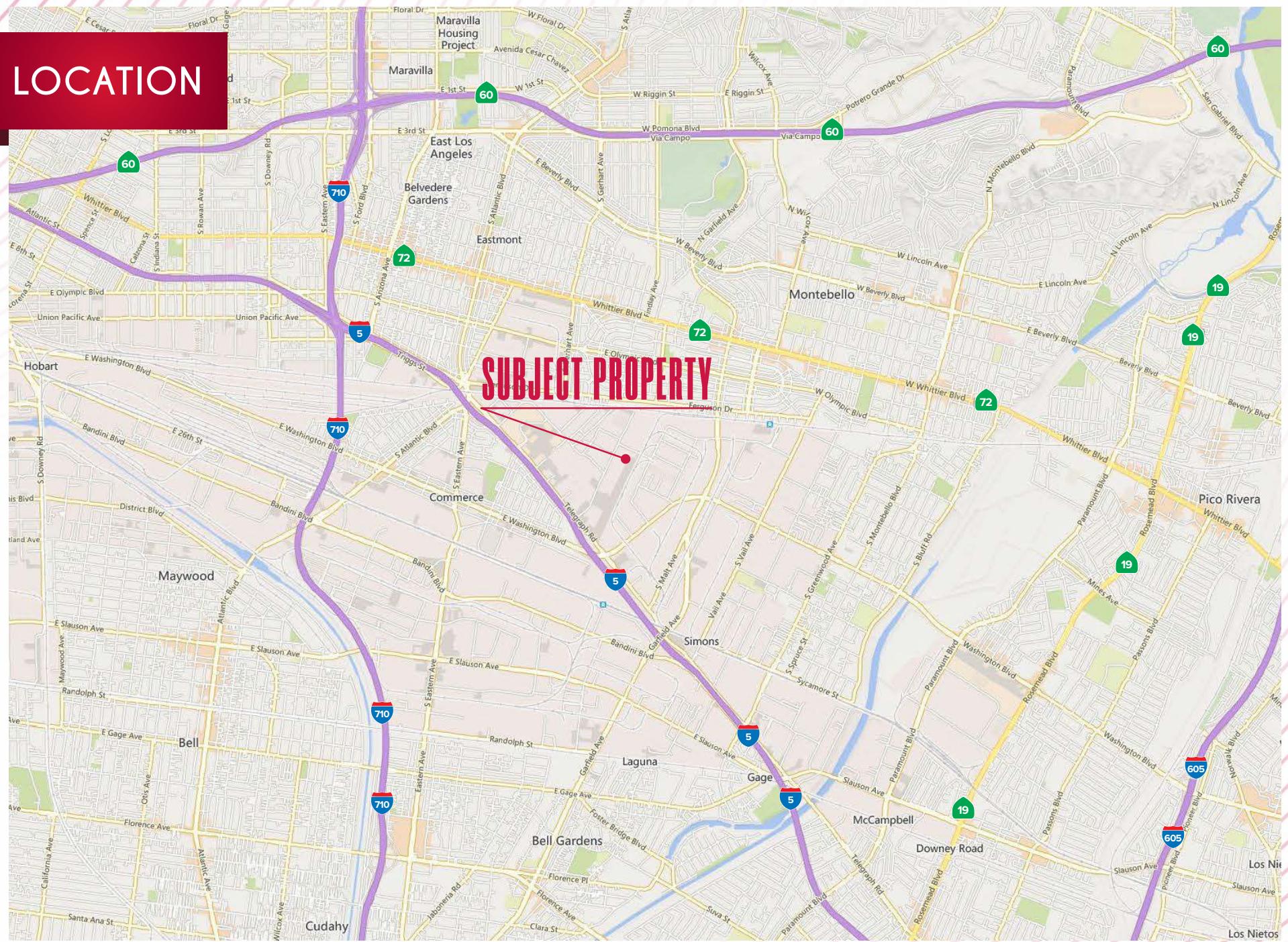


NOTE: Drawing not to scale. All measurements and sizes are approximate.

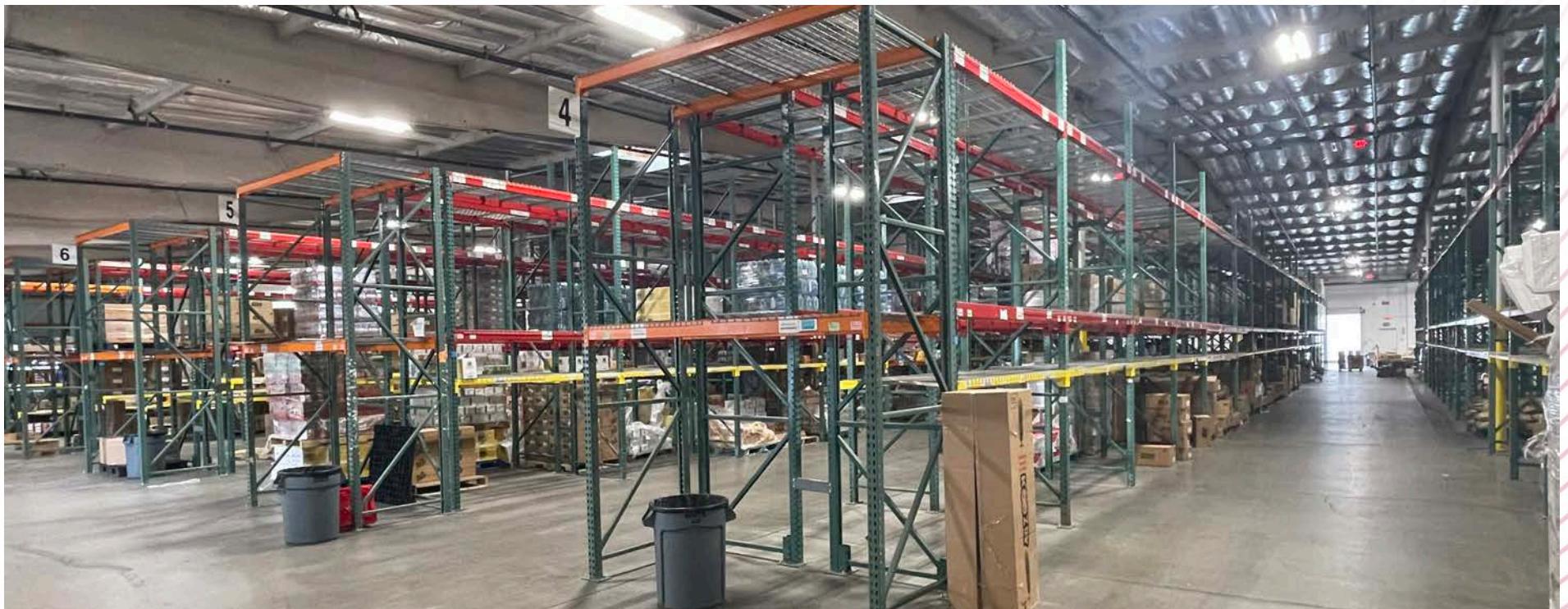
SITE PLAN

LOCATION

SUBJECT PROPERTY

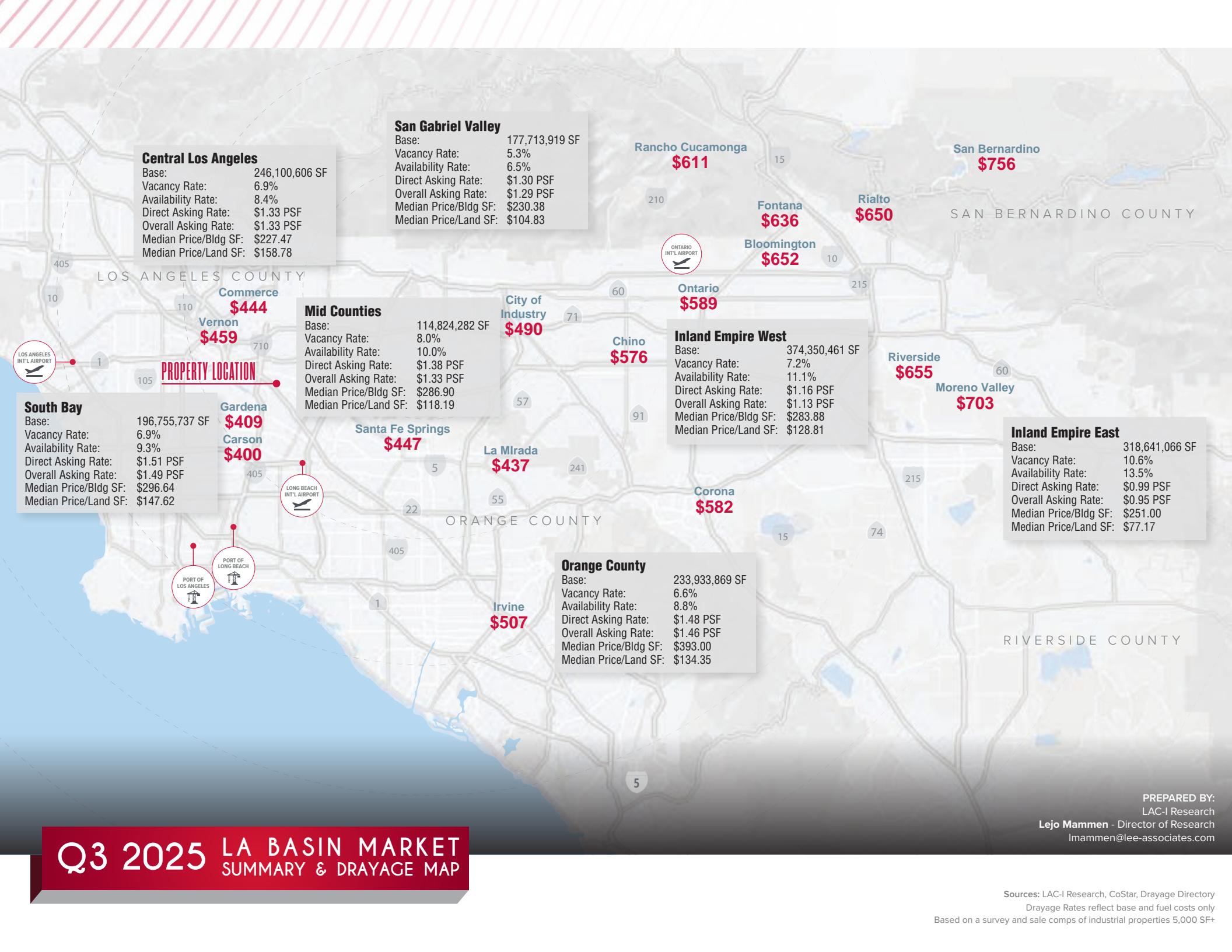


Property
PHOTOS



Property
PHOTOS





DEMOGRAPHICS



POPULATION

5 Miles	10 Miles	15 Miles	20 Miles
677,681	3,096,905	5,916,407	8,444,528



AVERAGE HH INCOME

5 Miles	10 Miles	15 Miles	20 Miles
\$102,672	\$108,799	\$121,897	\$133,951



EMPLOYEES

5 Miles	10 Miles	15 Miles	20 Miles
221,102	1,128,629	2,327,952	3,597,881

DRIVING DISTANCE FROM PROPERTY

DTLA: 9 MILES

KOREATOWN: 13 MILES

WEST HOLLYWOOD: 16 MILES

CULVER CITY: 17 MILES

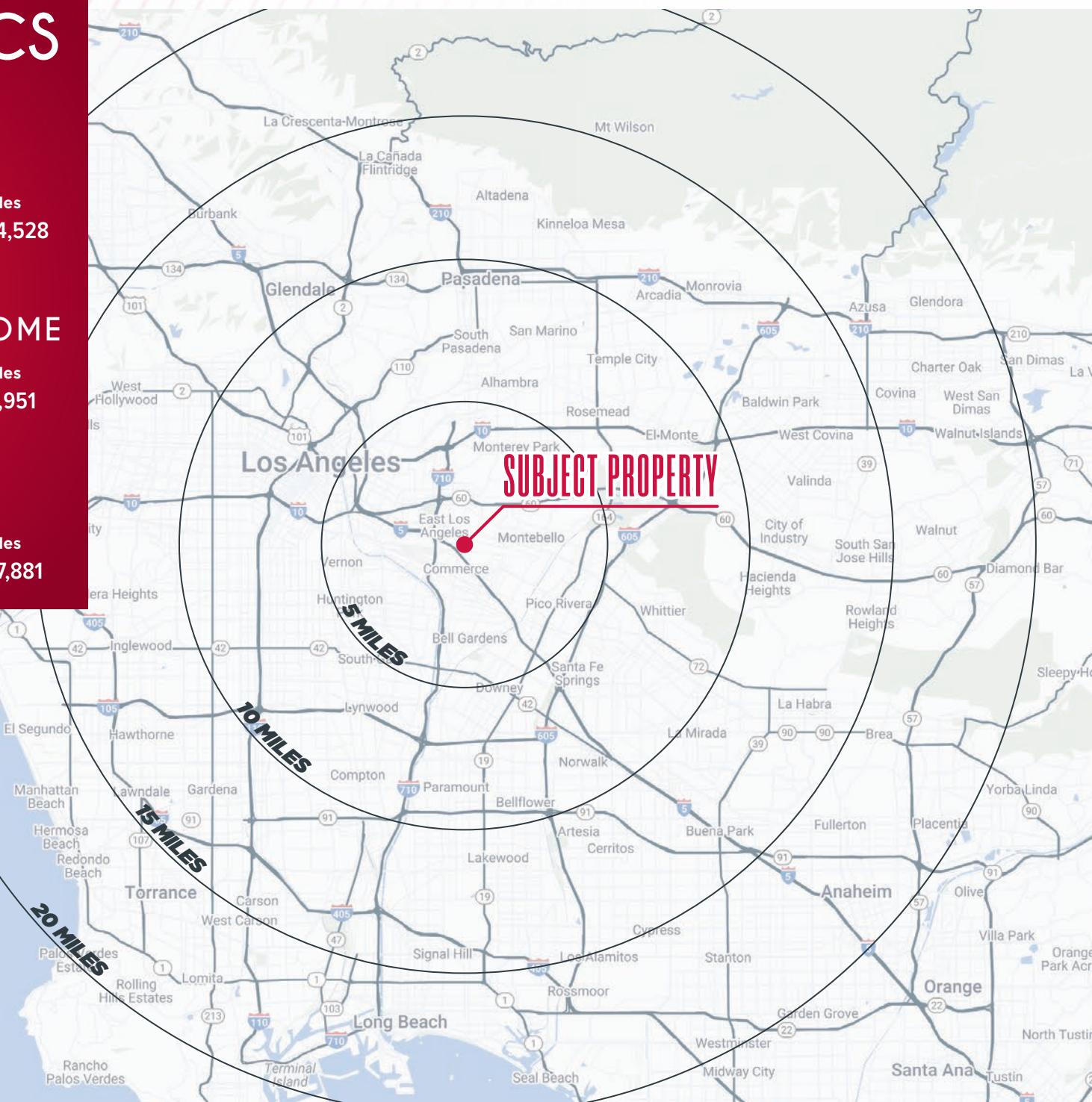
PASADENA: 14 MILES

BEVERLY HILLS: 19 MILES

SANTA MONICA: 24 MILES

LAX: 23 MILES

LA & LB PORTS: 23 MILES



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IG**
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INDUSTRIAL GROUP PRINCIPALS: LEE & ASSOCIATES • LOS ANGELES CENTRAL

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