

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

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

**IA
IG** BACCI • TSAPARIAN • GORMLY
INDUSTRIAL GROUP

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

±10,000 SF – ±46,600 SF

LAND SIZE

±88,862 SF / ±2.04 Ac

PARCEL NO

6336-012-028

USE

Multi-Purpose

ZONING

M2

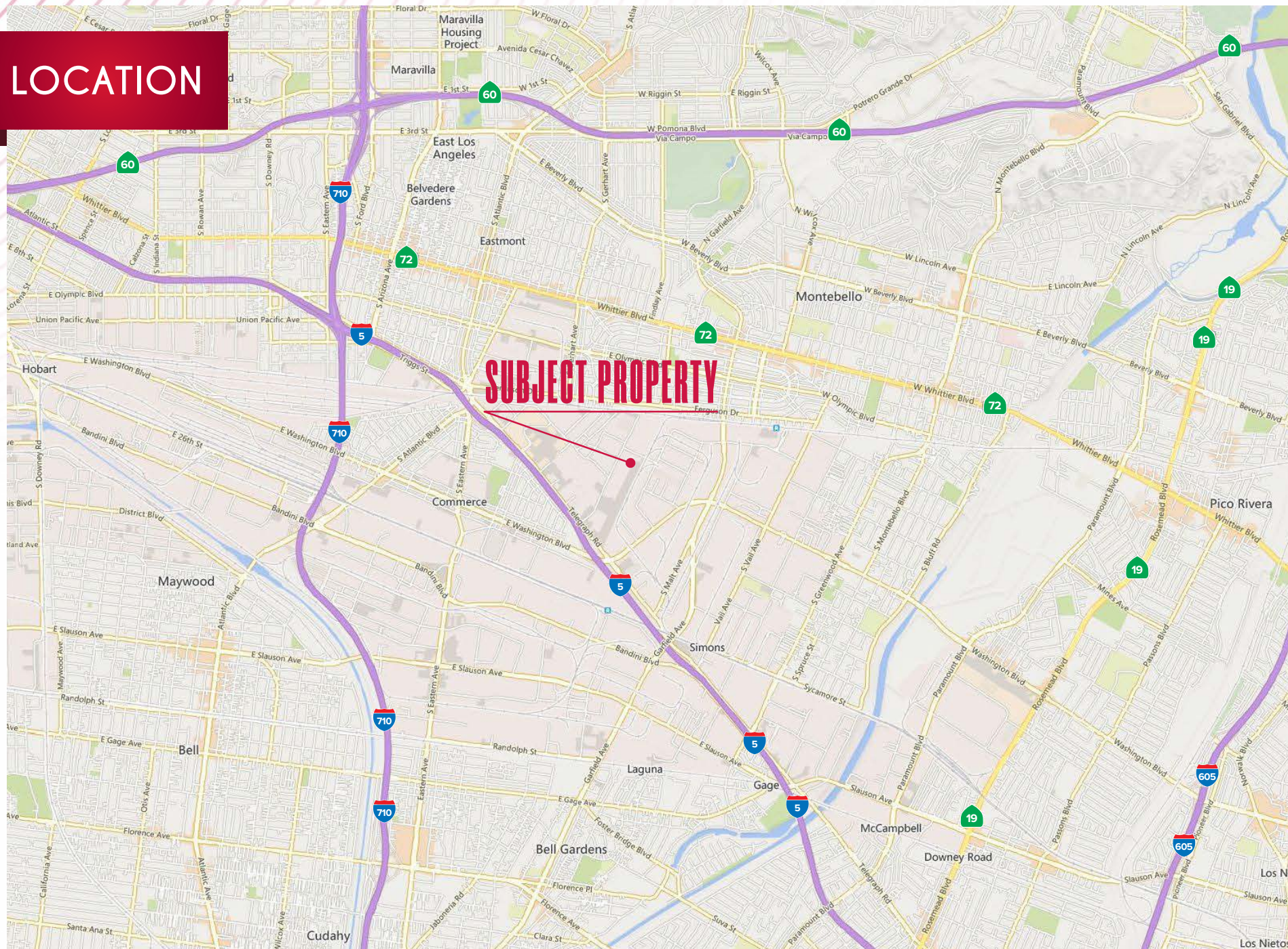
YEAR BUILT

1962

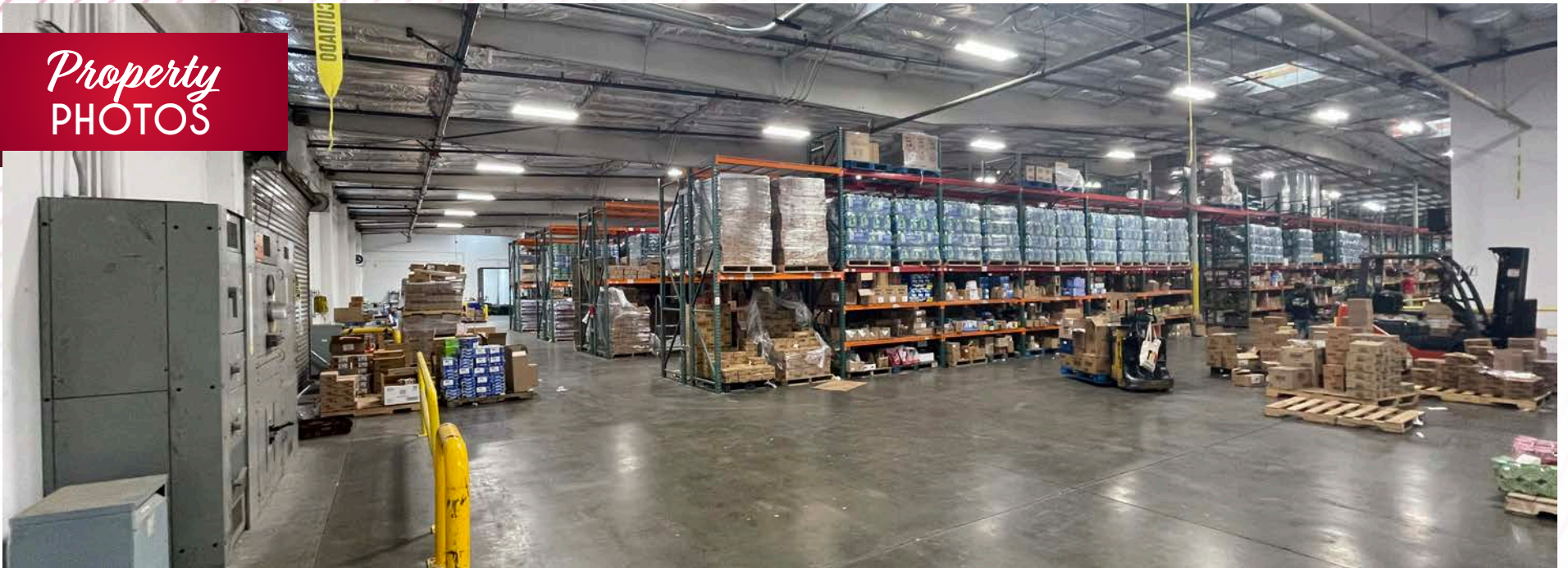


LOCATION

SUBJECT PROPERTY



Property
PHOTOS



Property
PHOTOS



Central Los Angeles

Base: 246,100,606 SF
Vacancy Rate: 6.9%
Availability Rate: 8.4%
Direct Asking Rate: \$1.33 PSF
Overall Asking Rate: \$1.33 PSF
Median Price/Bldg SF: \$227.47
Median Price/Land SF: \$158.78

San Gabriel Valley

Base: 177,713,919 SF
Vacancy Rate: 5.3%
Availability Rate: 6.5%
Direct Asking Rate: \$1.30 PSF
Overall Asking Rate: \$1.29 PSF
Median Price/Bldg SF: \$230.38
Median Price/Land SF: \$104.83

Rancho Cucamonga

\$611

San Bernardino

\$756

SAN BERNARDINO COUNTY

Fontana

\$636

Rialto
\$650

Bloomington

\$652

Ontario

\$589

Inland Empire West

Base: 374,350,461 SF
Vacancy Rate: 7.2%
Availability Rate: 11.1%
Direct Asking Rate: \$1.16 PSF
Overall Asking Rate: \$1.13 PSF
Median Price/Bldg SF: \$283.88
Median Price/Land SF: \$128.81

Riverside

\$655

Moreno Valley

\$703

Inland Empire East

Base: 318,641,066 SF
Vacancy Rate: 10.6%
Availability Rate: 13.5%
Direct Asking Rate: \$0.99 PSF
Overall Asking Rate: \$0.95 PSF
Median Price/Bldg SF: \$251.00
Median Price/Land SF: \$77.17

Mid Counties

Base: 114,824,282 SF
Vacancy Rate: 8.0%
Availability Rate: 10.0%
Direct Asking Rate: \$1.38 PSF
Overall Asking Rate: \$1.33 PSF
Median Price/Bldg SF: \$286.90
Median Price/Land SF: \$118.19

City of Industry

\$490

Chino
\$576

Corona
\$582

La Mirada
\$437

Santa Fe Springs
\$447

Gardena
\$409

Carson
\$400

Commer

\$444

Vernon

\$459

PROPERTY LOCATION

South Bay

Base: 196,755,737 SF
Vacancy Rate: 6.9%
Availability Rate: 9.3%
Direct Asking Rate: \$1.51 PSF
Overall Asking Rate: \$1.49 PSF
Median Price/Bldg SF: \$296.64
Median Price/Land SF: \$147.62

Orange County

Base: 233,933,869 SF
Vacancy Rate: 6.6%
Availability Rate: 8.8%
Direct Asking Rate: \$1.48 PSF
Overall Asking Rate: \$1.46 PSF
Median Price/Bldg SF: \$393.00
Median Price/Land SF: \$134.35

Irvine
\$507

RIVERSIDE COUNTY

Q3 2025 LA BASIN MARKET
SUMMARY & DRAYAGE MAP

PREPARED BY:

LAC-I Research

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Sources: LAC-I Research, CoStar, Drayage Directory

Drayage Rates reflect base and fuel costs only

Based on a survey and sale comps of industrial properties 5,000 SF+

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

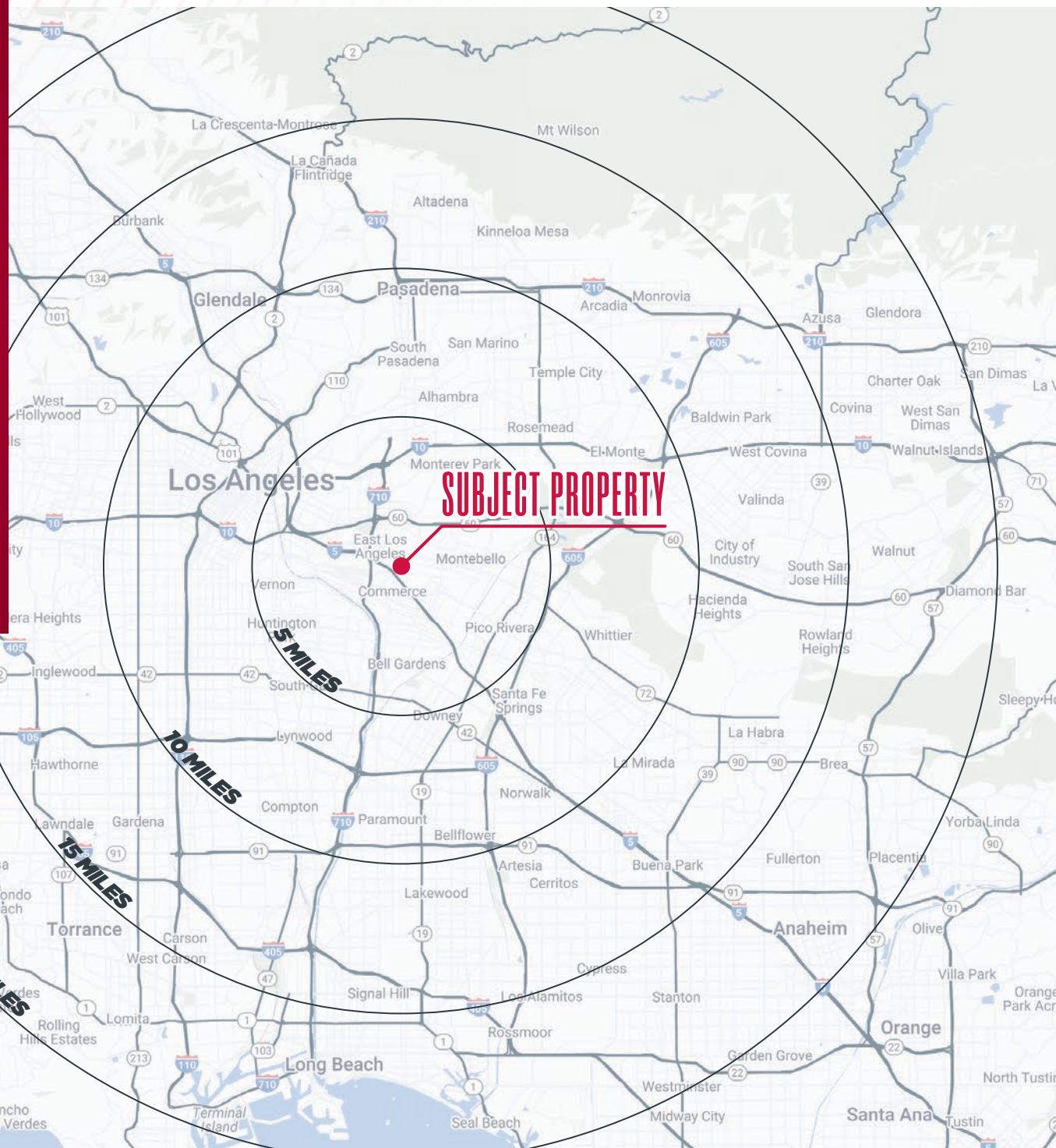


EMPLOYEES

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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