

FOR SALE

±26,794 SF TOTAL BLDGS

5519

JILLSON ST

COMMERCE, CA 90040



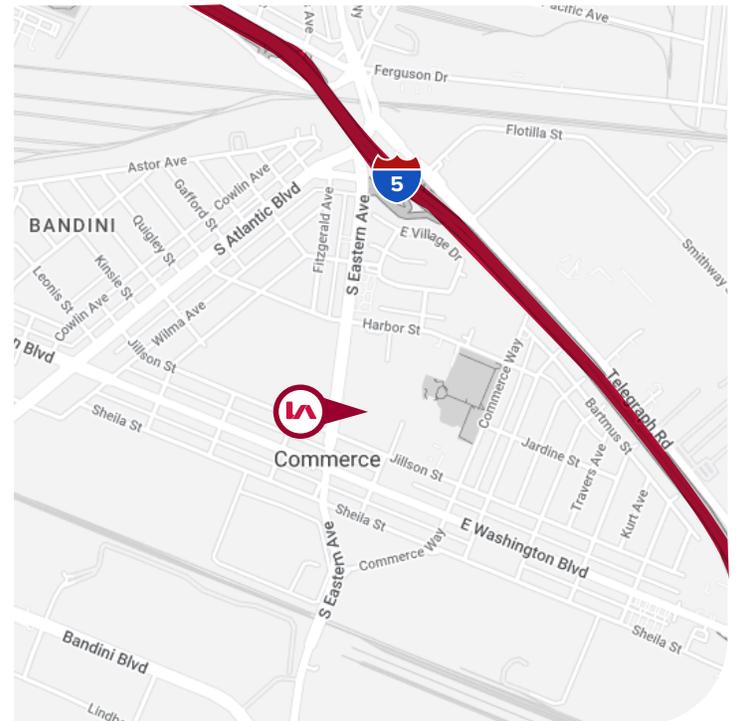
MAJOR PRICE REDUCTION

SALE PRICE: \$7,995,000

PROPERTY HIGHLIGHTS

-  City of Commerce Housing Opportunity Overlay
-  ±26,794 SF of Buildings
-  ±53,946 SF of Land
-  Adjacent to City Hall in City of Commerce
-  Well Maintained Clean Buildings
-  12' - 18' Clear Height
-  4 GL Doors & 2 DH Positions
-  Zoning: CMM2
-  Heavy Power: 1,000 Amps, 277 / 480 V
-  Easy Access to I-5 Freeway and Eastern Ave

ASKING PRICE: \$7,995,000



Touring Instructions: Do not disturb tenants.
Email Agent at least 24 hours in advance.

SEHYUNG KIM

Senior Vice President | LIC NO 01327276

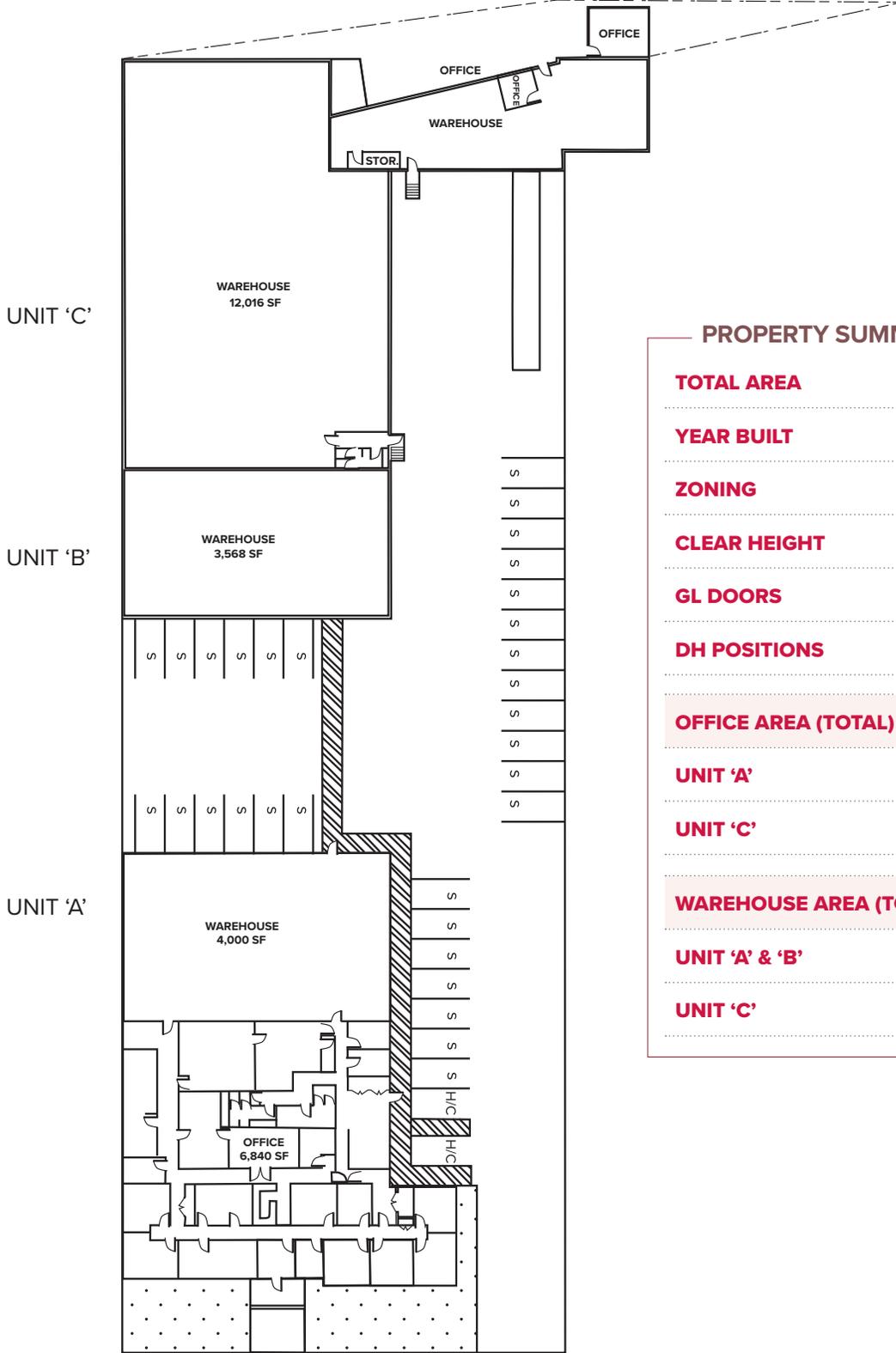
skim@lee-associates.com | 213.290.3599

www.skimcre.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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SITE PLAN



PROPERTY SUMMARY

TOTAL AREA	±26,794 SF
YEAR BUILT	1952
ZONING	CMM2
CLEAR HEIGHT	12' - 18'
GL DOORS	4 (19' x 11' - 10' x 11')
DH POSITIONS	2 (12' x 12')
OFFICE AREA (TOTAL)	±7,210 SF
UNIT 'A'	±6,840 SF
UNIT 'C'	±370 SF
WAREHOUSE AREA (TOTAL)	±19,584 SF
UNIT 'A' & 'B'	±7,568 SF
UNIT 'C'	±12,016

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AERIAL & LOCAL LANDMARKS



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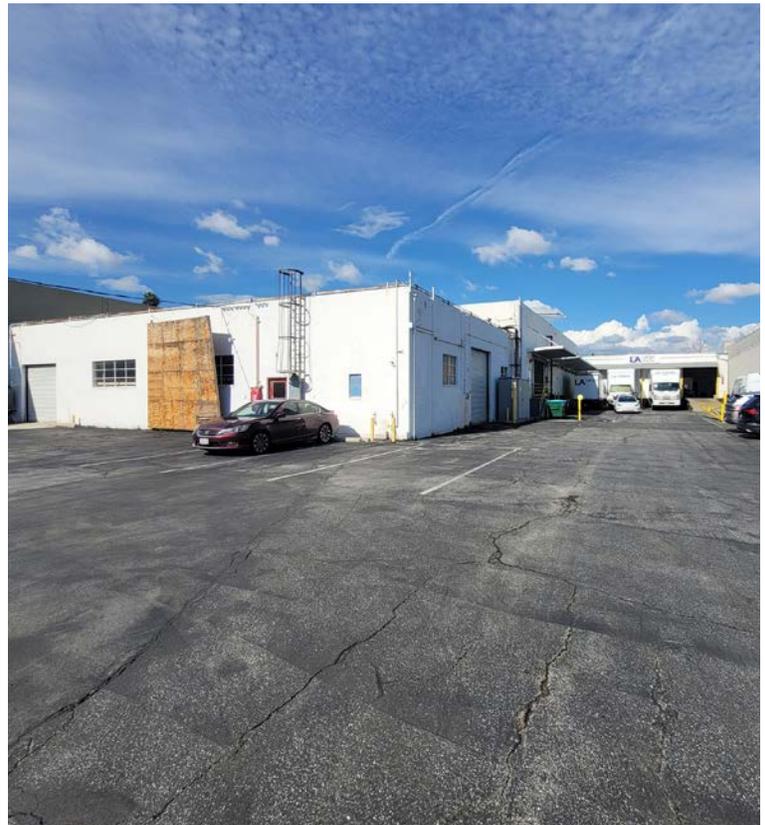
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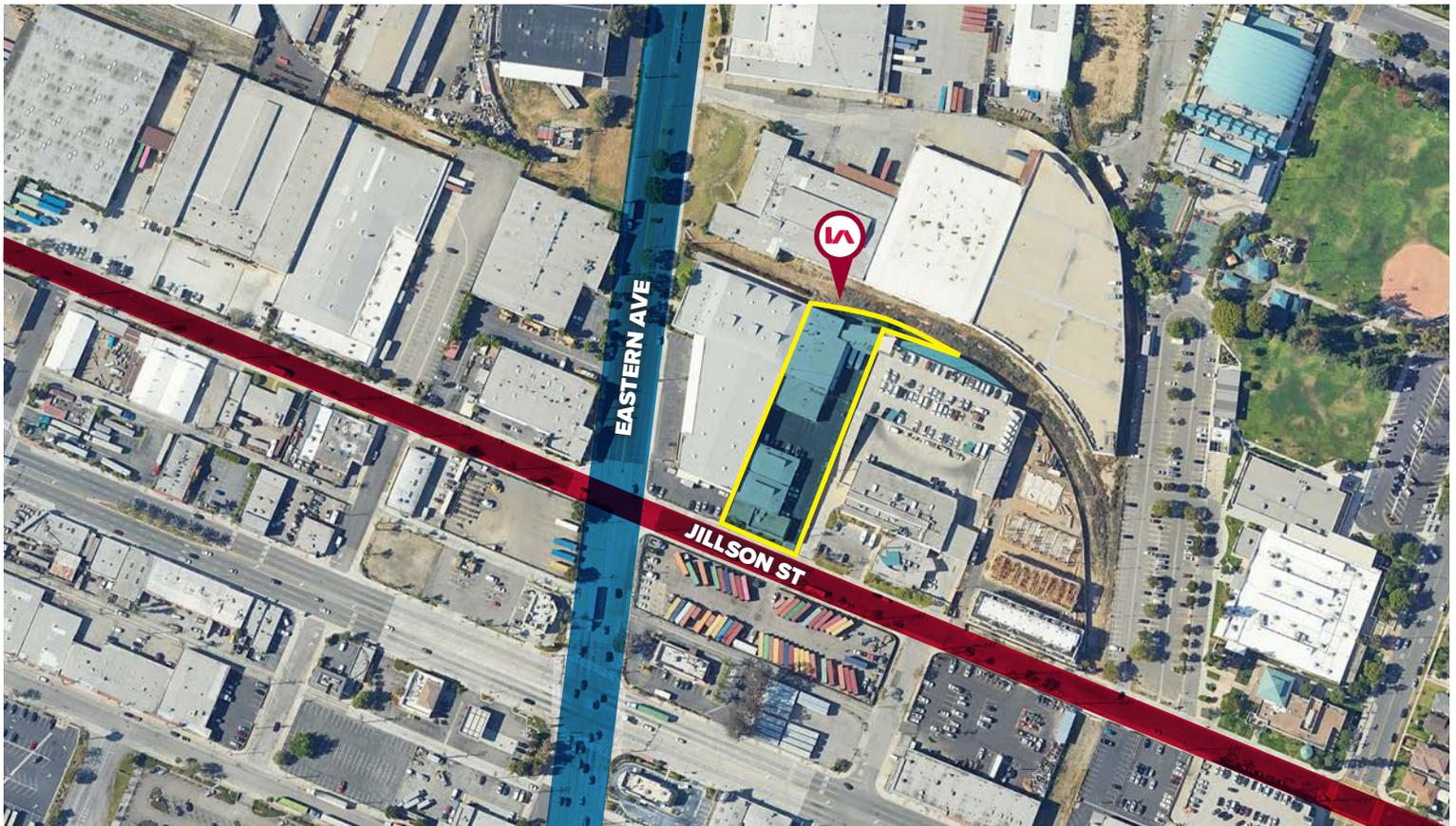
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STREET VIEW



AERIAL VIEW



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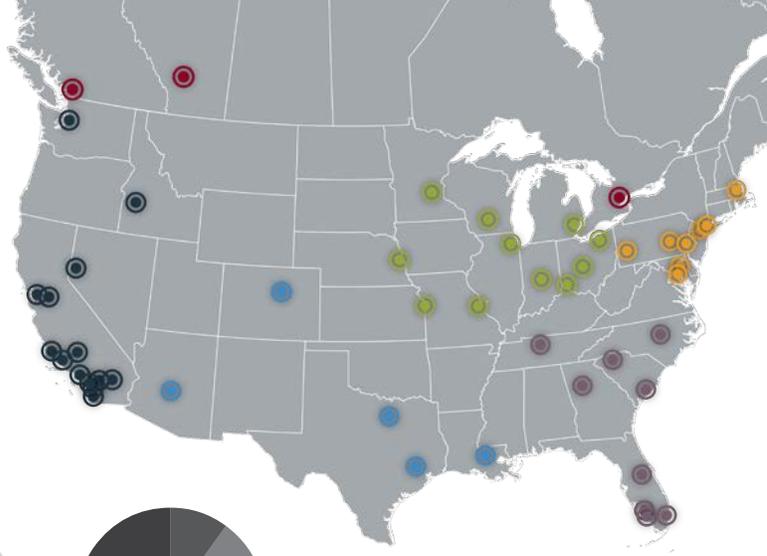
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LISTINGS

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IN THE INDUSTRY

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*Industrial,
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and Investment
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NATIONWIDE PRESENCE

- | | | | |
|------------|-----------|------------------------|------------------|
| California | Indiana | District Columbia (DC) | Tennessee |
| Idaho | Illinois | Massachusetts | North Carolina |
| Nevada | Kansas | Maryland | South Carolina |
| Washington | Ohio | New York | Canada: Alberta |
| Arizona | Michigan | New Jersey | British Columbia |
| Colorado | Minnesota | Pennsylvania | Ontario |
| Louisiana | Missouri | Florida | |
| Texas | Nebraska | Georgia | |

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