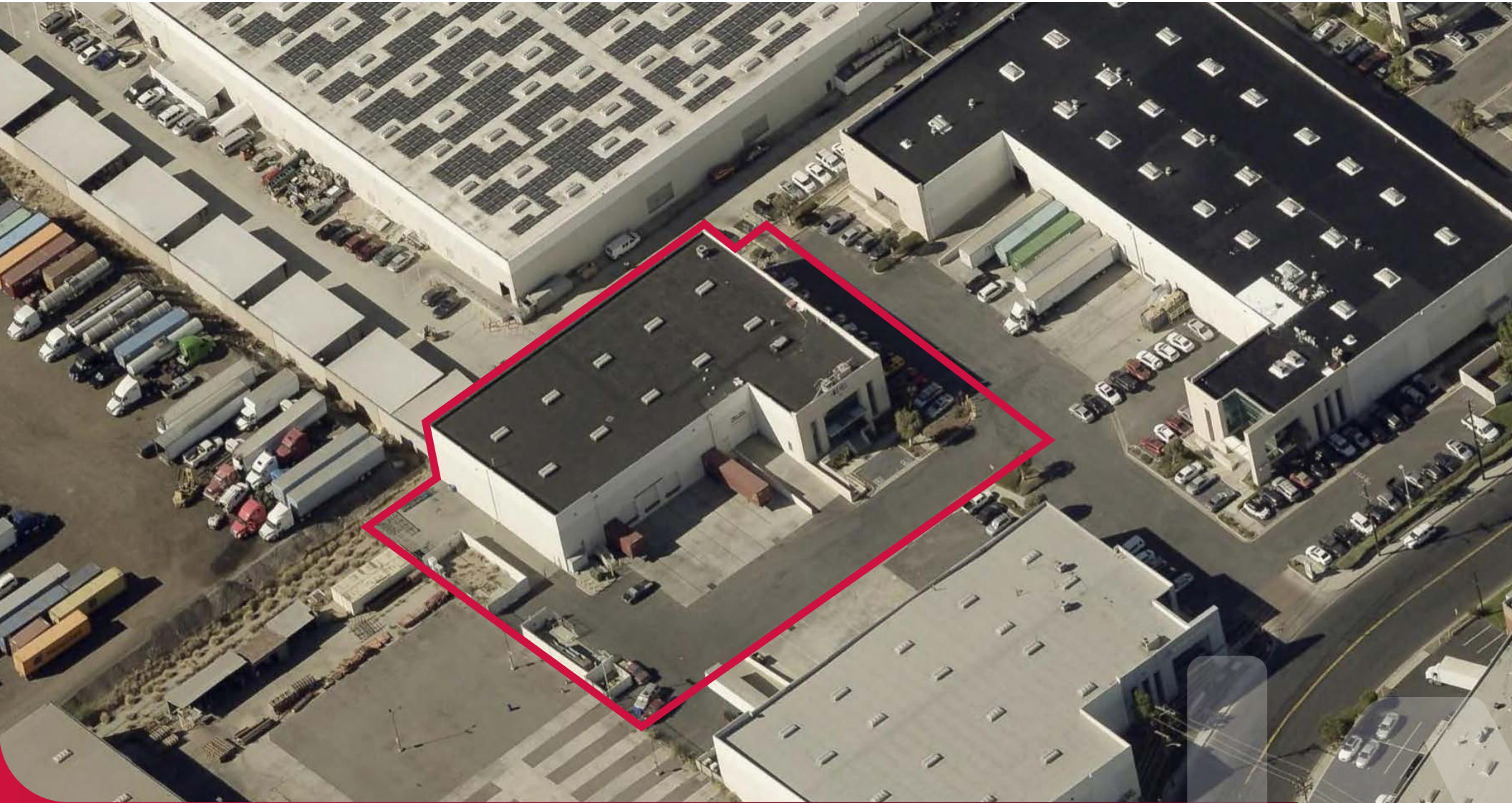


# FOR LEASE

±18,547 SF INDUSTRIAL BUILDING  
ON ±50,435 SF OF LAND



5870 SMITHWAY ST | COMMERCE | CA 90040

**JACK R. CLINE, JR.**

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**TEAMCLINE**

**BETHEL**



±18,547 SF INDUSTRIAL BLDG ON ±50,435 SF OF LAND

# FOR LEASE



ESFR Sprinklers



Next to Citadel Outlets



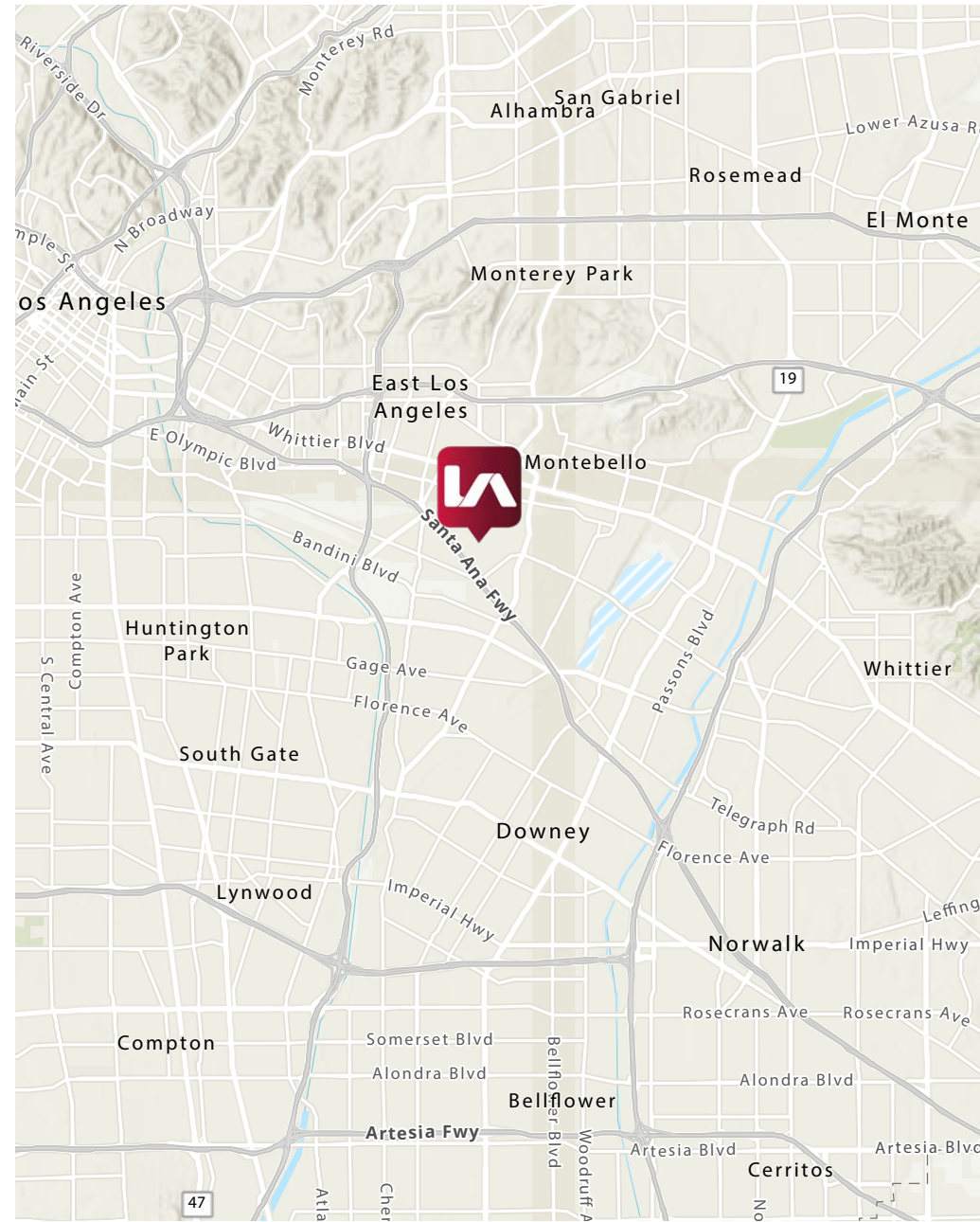
3 Dock High &  
1 Ground Level  
Door Loading



Close to the  
5 Freeway

## Property Information

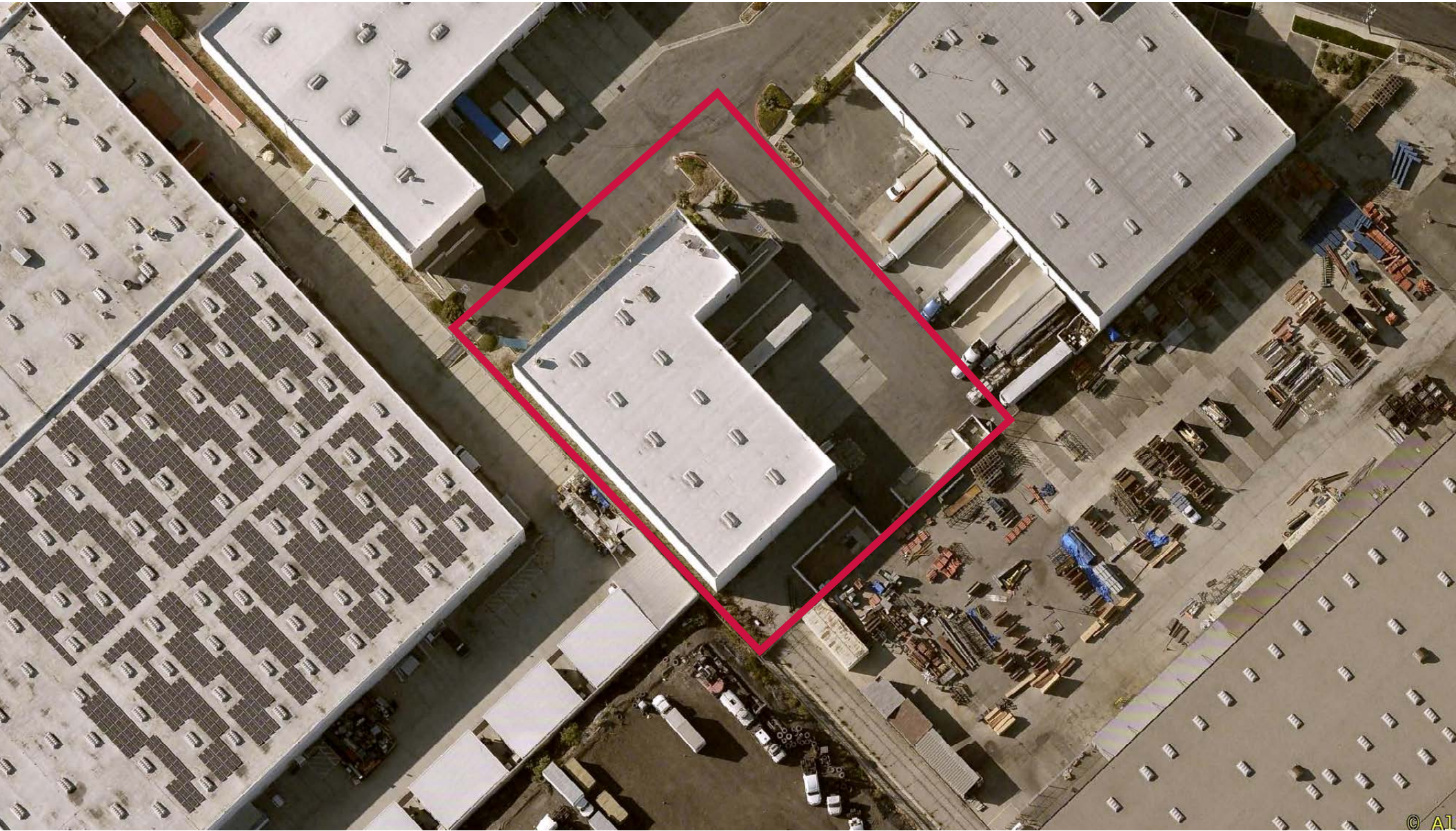
Available SF	±18,547	For Sale	No
Minimum SF	±18,547	Parking Spaces	27
Clear Height	24'	Rail Service	No
Sprinklered	ESFR	GL Doors	1
Prop Lot Size	±50,435	DH Doors	3
Term	Acceptable to Owner	Construction Type	Tilt-Wall
Yard	Yes	Year Built	2004
Office	±2,888	Warehouse AC	No
Restrooms	2	Zoning	CMM2
Unfinished Mezzanine	±2,888 SF	Market/Submarket	LA Central
Possession Date	Now	APN	6336-024-023
Vacant	Yes	Power	A: 400 V: 480 O: 3 W: 0





±18,547 SF INDUSTRIAL BLDG ON ±50,435 SF OF LAND

# FOR LEASE





±18,547 SF INDUSTRIAL BLDG ON ±50,435 SF OF LAND

# FOR LEASE

## AMENITIES MAP

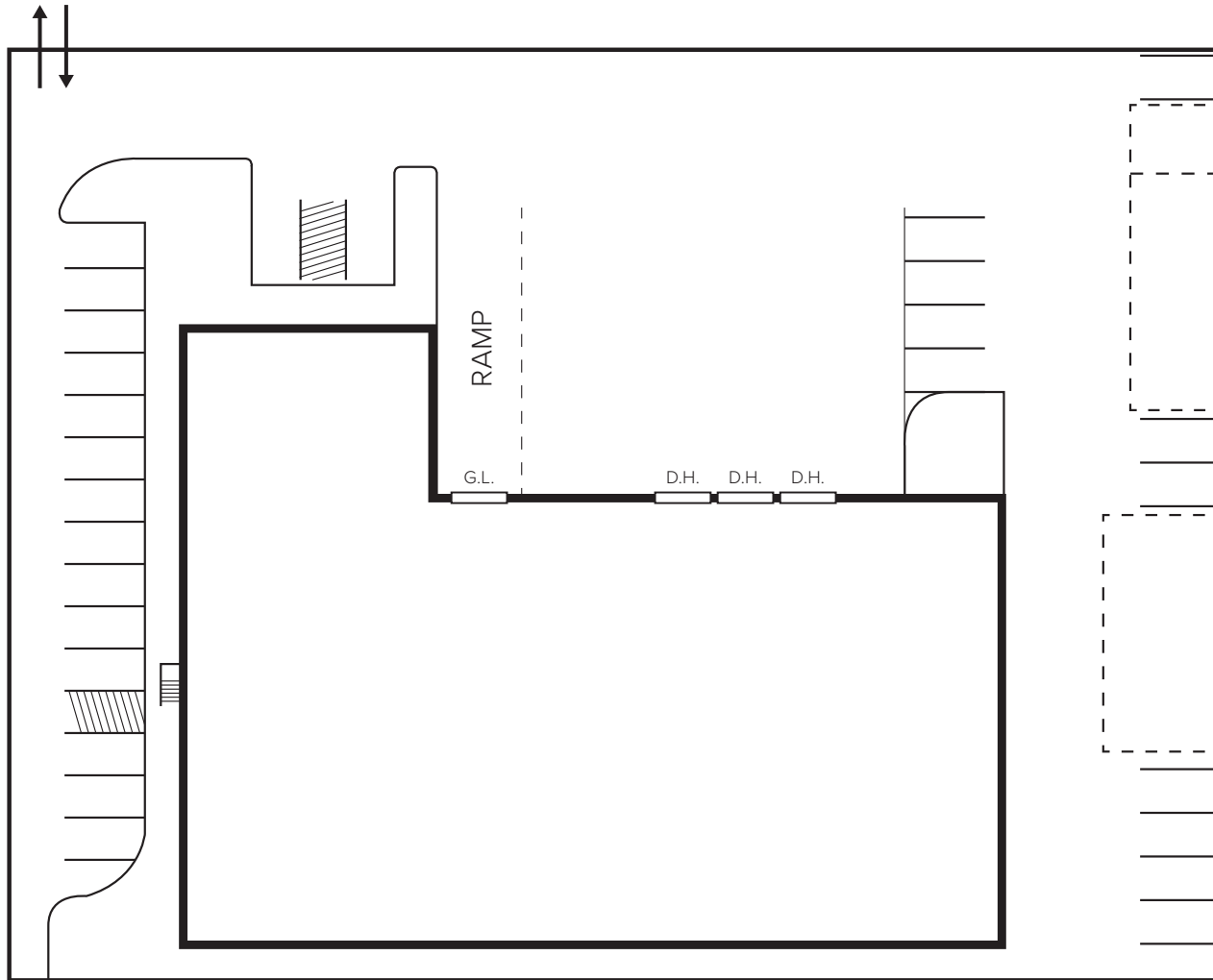




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## SITE PLAN



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



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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.