

Commerce Gateway

7400 Slauson Ave, Commerce, CA



283,621 SF Class-A Modern Distribution Center
Warehouse/Distribution/Manufacturing Opportunity

Engineered for Flow

Precision-designed to keep your operation moving — effortlessly

Site Size:	12.95 Acres
Building Area:	283,621 SF with ±11,147 SF Office
Clear Height:	40'
Auto Parking:	225 stalls (9' x 18')
Trailer Parking:	62 stalls (12' x 53')
Truck Court Depth:	130' - 240'
Loading:	37 dock doors 1 grade-level doors
Sprinklers:	ESFR
Zoning:	M2 – Light Industrial
Ingress/ Egress Points:	4
Fully Fenced And Secured Site	



The Difference is Designed In



The Closer You Are, the Further You'll Go

With Commerce Gateway, you're steps from over 8.5 million people and minutes from L.A.'s busiest transport corridors — I-5, I-710, and the BNSF Commerce Yard. Whether you're delivering to downtown, distributing to the ports, or reaching across the region, this location keeps your business moving fast, lean, and without compromise.



The Infrastructure to Match Your Momentum

This next-gen 283,621 SF facility gives you more than just capacity — it delivers confidence. With 40' clear height, 4,000 amps of power, and a 100% concrete truck yard, you're built for volume, efficiency, and growth. A fully fenced and secured 12.95-acre site, 62 trailer stalls, and four controlled access points ensure your people feel safe, your assets stay protected, and your operation runs without disruption.



Certainty in Every Square Foot

With Prologis, you don't just get space — you get confidence. Confidence that your facility is delivered to the highest standards. Confidence that your team will feel safe, supported, and ready on day one. And confidence that as your needs evolve, Prologis Essentials is ready to grow with you — with turnkey solutions, energy and sustainability tools, and on-demand operational support, all backed by the industry's most trusted platform.

Right Where It Needs to Be

Access ports, population, and labor — all within a 20-mile radius



2024 INDUSTRIAL LABOR POOL

109,119	204,823	256,833
within 10 miles	within 15 miles	within 20 miles



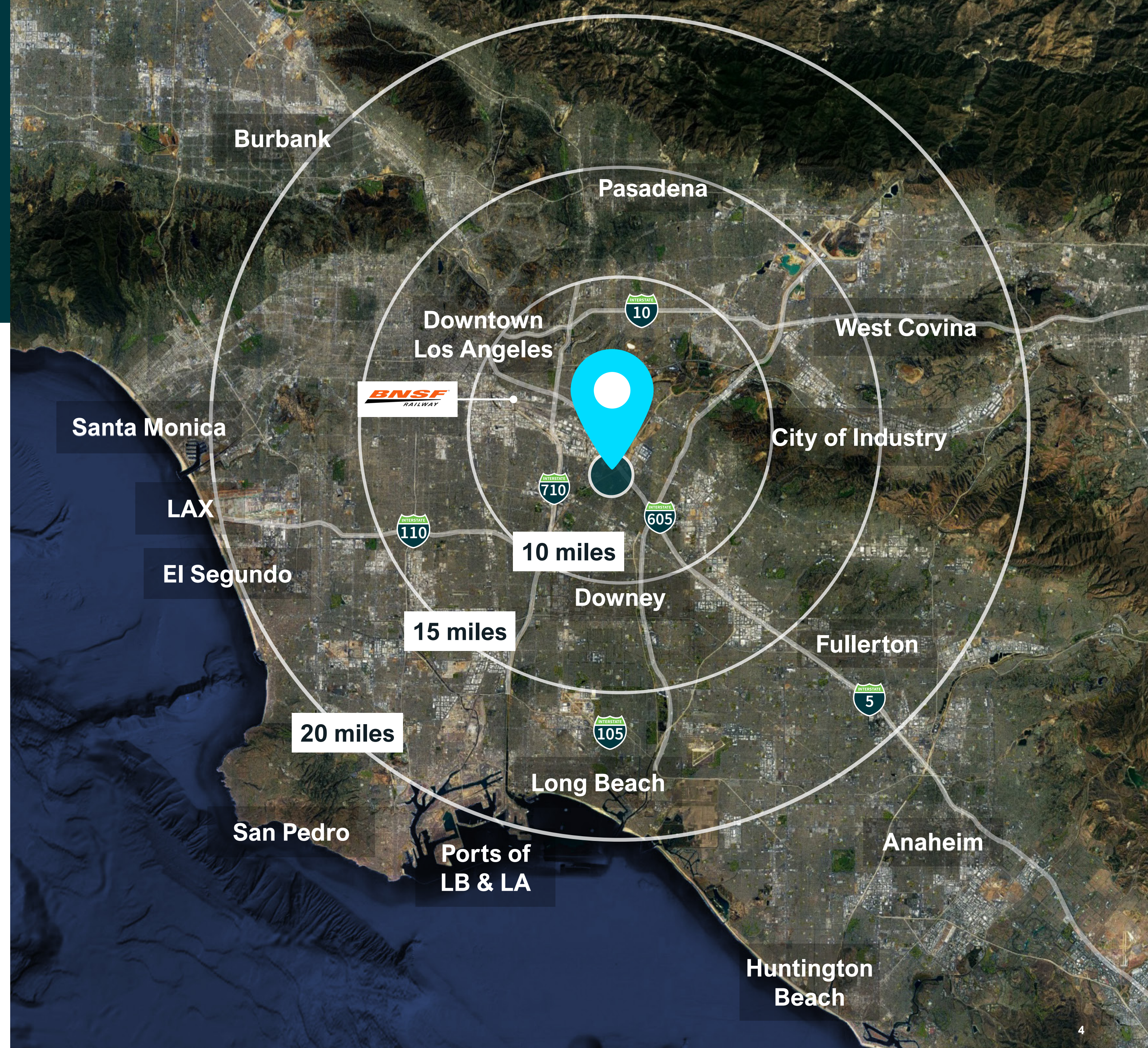
2024 TOTAL POPULATION

2,951,723	6,513,814	8,499,530
within 10 miles	within 15 miles	within 20 miles

Drive times to:

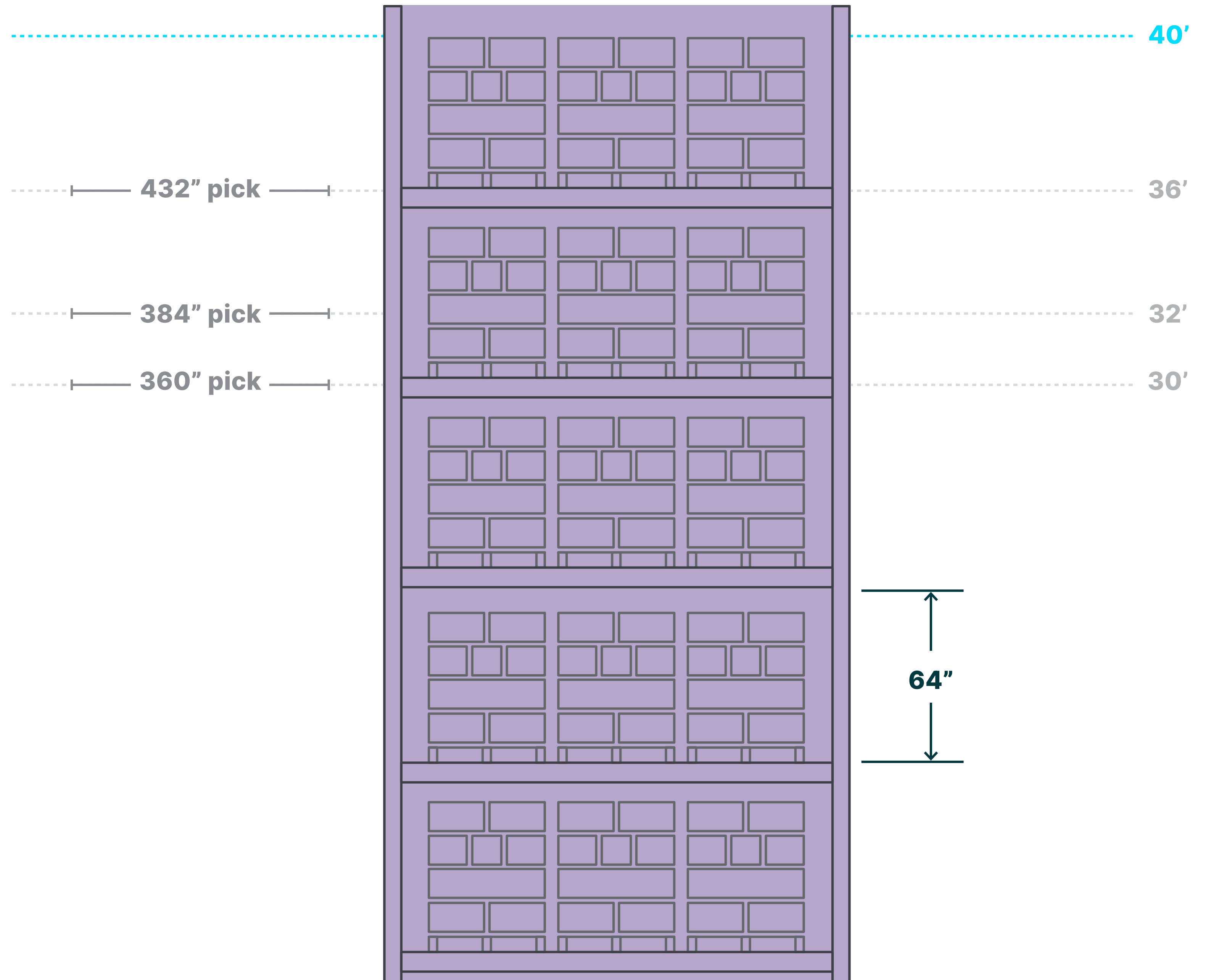
18 mins	27 mins	35 mins
DTLA	City of Industry	Port of LA/LB

35 mins	35 mins	2 hrs	2 hrs
LAX Airport	Orange County	San Diego	Bakersfield



Go Higher. Store Smarter. Move Faster.

A 40' clear height gives you more than vertical space — it gives you up to 25% more cubic capacity than standard facilities. That means more pallet positions, more efficient racking, and more flexibility to scale without adding square footage. Whether you're maximizing inventory, reducing handling costs, or future-proofing for automation, this is height that works smarter — from floor to ceiling.



Keeping You Ahead of What's Next.

Prologis Essentials is the all-in-one way to help build resilience, innovation and growth into your business. Combining the right location with the right operations, energy + sustainability, mobility, and workforce solutions will help you transform today's logistics challenges into opportunities.

Prologis Essentials



Operations

Turnkey warehouse solutions to get you operational quickly and keep your product moving efficiently.

- Move in + setup
- Racking systems
- Forklifts and material handling equipment
- Automation solutions



Energy + Sustainability

Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Backup power generators



Mobility

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots and hubs
- On-demand power
- Hydrogen fueling
- Workplace charging



Workforce

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Community Workforce Initiative (CWI)
- Talent staffing and retention programs
- Training and certification
- Instawork achieves 90%+ fill rates with its large workforce network



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