



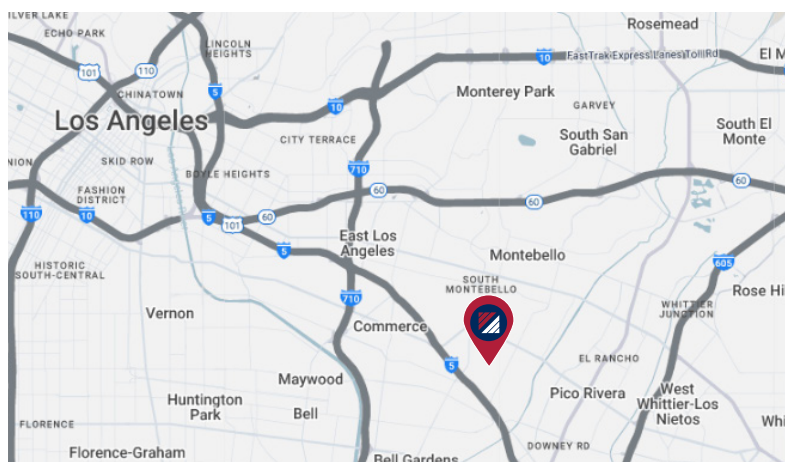
# FOR SALE

## FREESTANDING INDUSTRIAL BUILDING | ±55,988 SF

### 2717 TANGER AVE. | COMMERCE, CA 90040

#### PROPERTY HIGHLIGHTS:

- ±55,988 SF Warehouse Building
- ±5,191 SF Office Space
- ±94,525 SF Lot Size
- 5 Docks/1 Ground Level Door
- 2022 Renovation
- 45 Parking Spaces
- 16' - 20' Clear Height
- 1200A, 277/480V, 3P, 4W
- Divisible



#### FOR MORE INFORMATION, PLEASE CONTACT:

##### IAN GROSSMAN

ASSOCIATE VICE PRESIDENT  
P: 213.270.2219 | M: 914.610.5398  
igrossman@daumcre.com  
CADRE #02179242

##### ZACH BOEBEL

ASSOCIATE VICE PRESIDENT  
P: 213.270.2213 | M: 661.904.8057  
zboebel@daumcre.com  
CADRE #02004825

##### MOON LIM

EXECUTIVE VICE PRESIDENT  
P: 213.270.2256 | M: 213.308.2056  
mlim@daumcre.com  
CADRE #01903050





# PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:

**IAN GROSSMAN**  
ASSOCIATE VICE PRESIDENT  
P: 213.270.2219 | M: 914.610.5398  
igrossman@daumcre.com  
CADRE #02179242

**ZACH BOEBEL**  
ASSOCIATE VICE PRESIDENT  
P: 213.270.2213 | M: 661.904.8057  
zboebel@daumcre.com  
CADRE #02004825

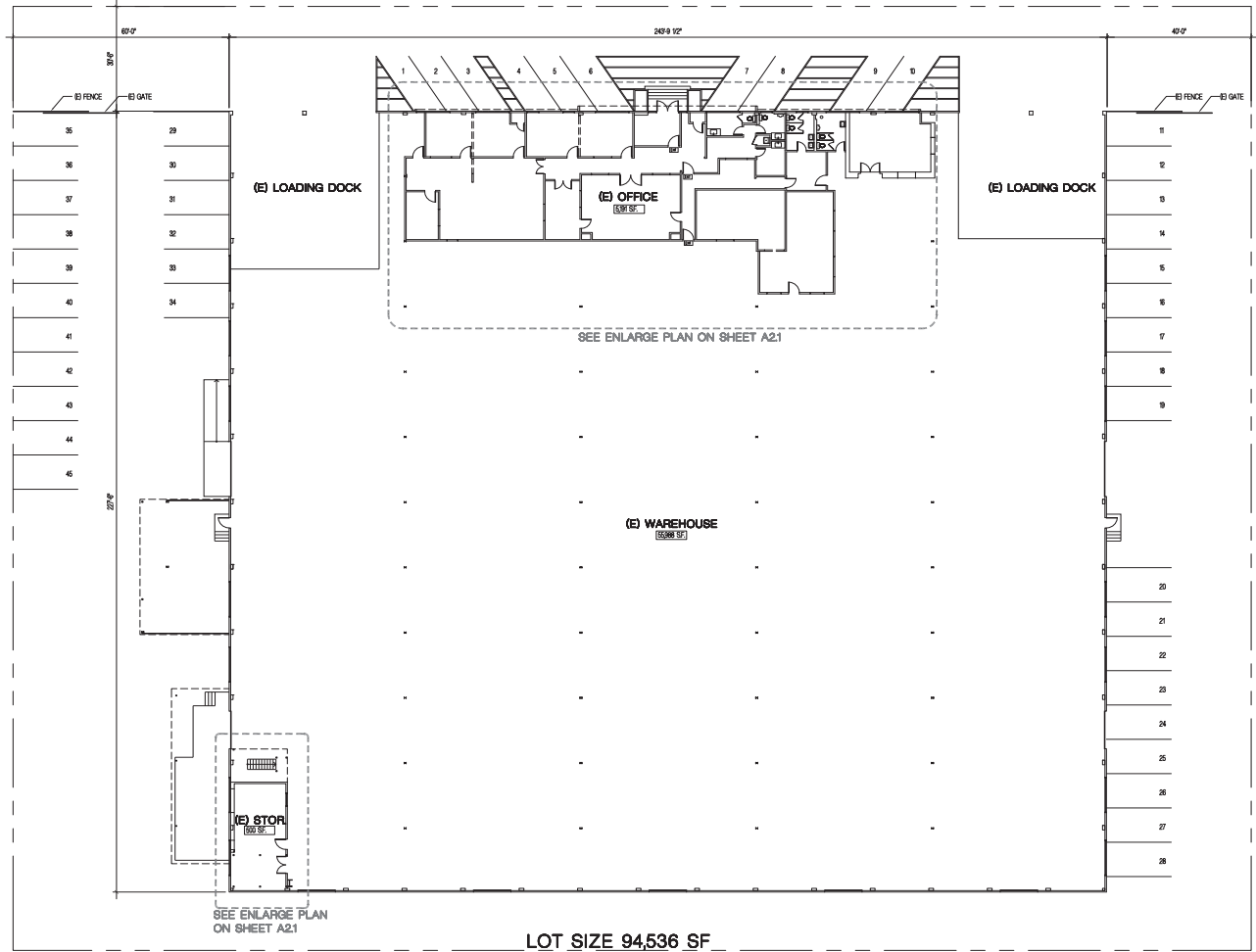
**MOON LIM**  
EXECUTIVE VICE PRESIDENT  
P: 213.270.2256 | M: 213.308.2056  
mlim@daumcre.com  
CADRE #01903050

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

DI/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

[www.daumcommercial.com](http://www.daumcommercial.com)

# SITE PLAN



\*ALL MEASUREMENTS ARE APPROXIMATE AND ARE NOT TO SCALE. MEASUREMENTS ARE INTERIOR MEASUREMENTS, FLOOR PLAN DOES NOT SHOW ALL IMPROVEMENTS.

FOR MORE INFORMATION, PLEASE CONTACT:

**IAN GROSSMAN**  
ASSOCIATE VICE PRESIDENT  
P: 213.270.2219 | M: 914.610.5398  
igrossman@daumcre.com  
CADRE #02179242

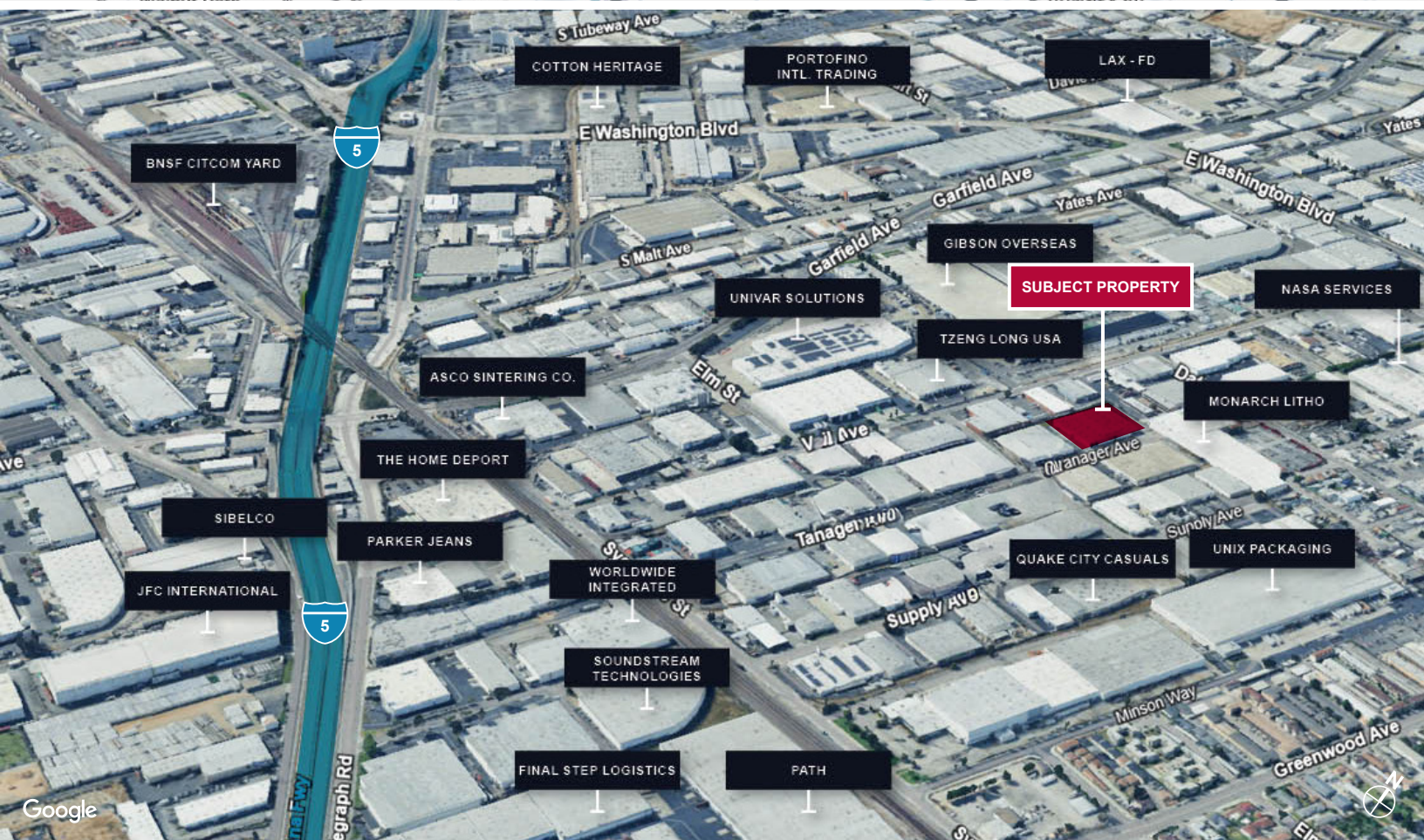
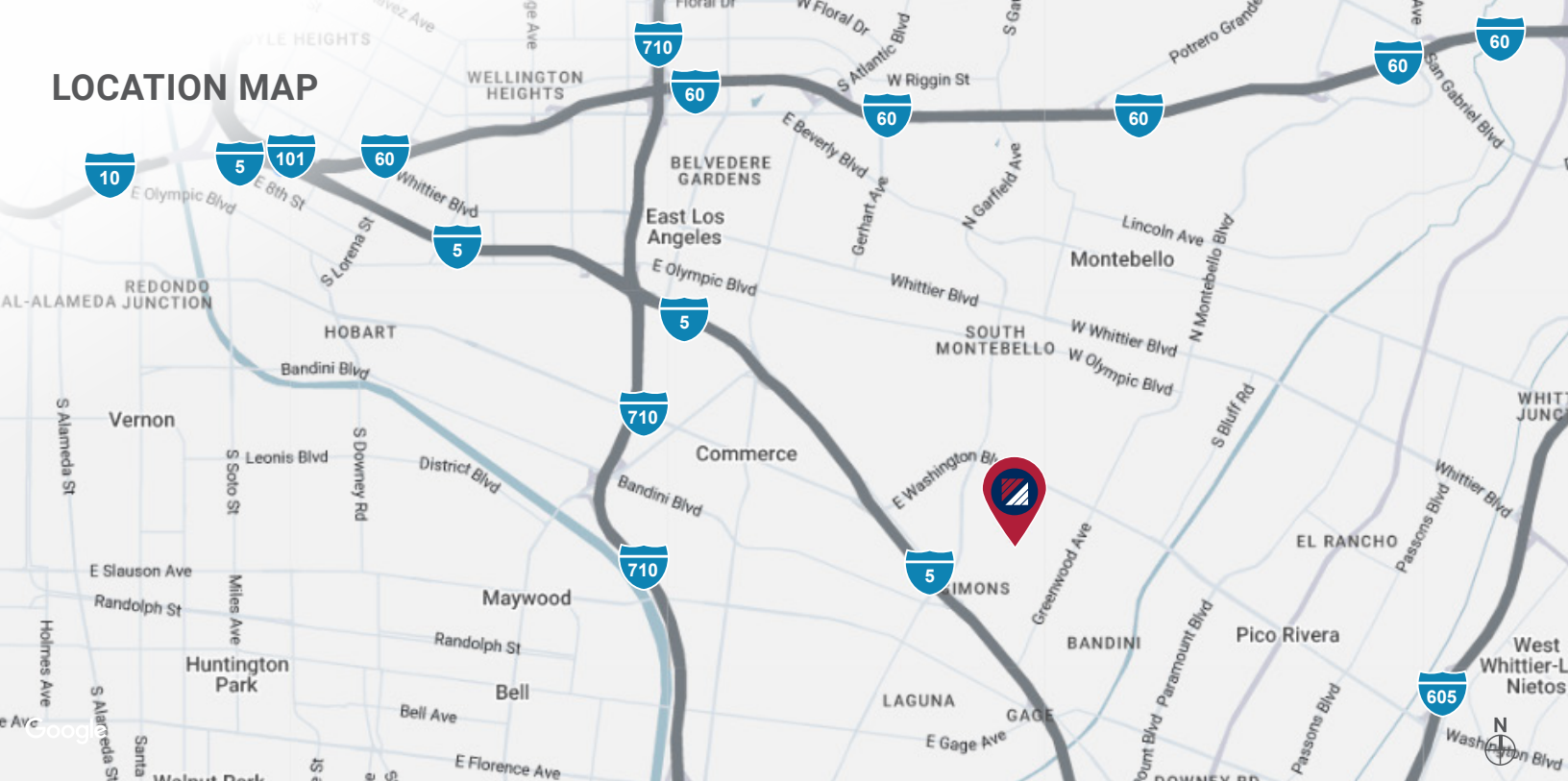
**ZACH BOEBEL**  
ASSOCIATE VICE PRESIDENT  
P: 213.270.2213 | M: 661.904.8057  
zboebel@daumcre.com  
CADRE #02004825

**MOON LIM**  
EXECUTIVE VICE PRESIDENT  
P: 213.270.2256 | M: 213.308.2056  
mlim@daumcre.com  
CADRE #01903050

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES



## LOCATION MAP



FOR MORE INFORMATION, PLEASE CONTACT:

### IAN GROSSMAN

ASSOCIATE VICE PRESIDENT  
P: 213.270.2219 | M: 914.610.5398  
igrossman@daumcre.com  
CADRE #02179242

### ZACH BOEBEL

ASSOCIATE VICE PRESIDENT  
P: 213.270.2213 | M: 661.904.8057  
zboebel@daumcre.com  
CADRE #02004825

### MOON LIM

EXECUTIVE VICE PRESIDENT  
P: 213.270.2256 | M: 213.308.2056  
mlim@daumcre.com  
CADRE #01903050

