

**FOR
LEASE**

±6,124^{SF} – ±13,695^{SF}, 23' CLEAR INDUSTRIAL FACILITY
5333 E SLAUSON AVE, UNIT A & B | COMMERCE, CA 90040
(AVAILABLE AS: 6,124^{SF}, 7,571^{SF} OR 13,695^{SF})

**LEE &
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COMMERCIAL REAL ESTATE SERVICES



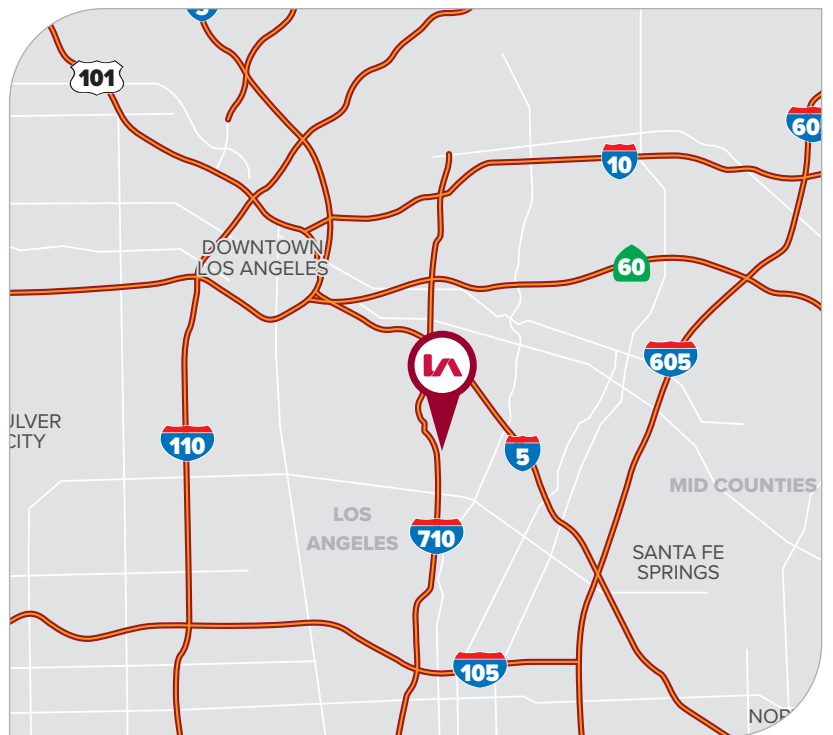
PROPERTY HIGHLIGHTS

- High-Clear (23') Concrete Tilt-Up Facility
- Available as: 6,124 SF / 7,571 SF / 13,695 SF
- Strategic “LA Central” Market Location
- 1–2 Ground Level Loading Doors
- Fully Sprinklered Units
- Property is Entirely Fenced & Gated
- Excellent Frontage on E Slauson Ave
- 12/1/24 Delivery - Contact Broker to Tour

PRICING SUMMARY

LEASE RATE

\$1.18/SF GROSS



FOR MORE INFORMATION, PLEASE CONTACT



TONY NAPLES

Senior Vice President | LIC NO 01811344

• tnaples@lee-associates.com
• 818.395.4373



MATTISON BEHR

Agent | LIC NO 02091054

• mbehr@lee-associates.com
• 818.434.9116

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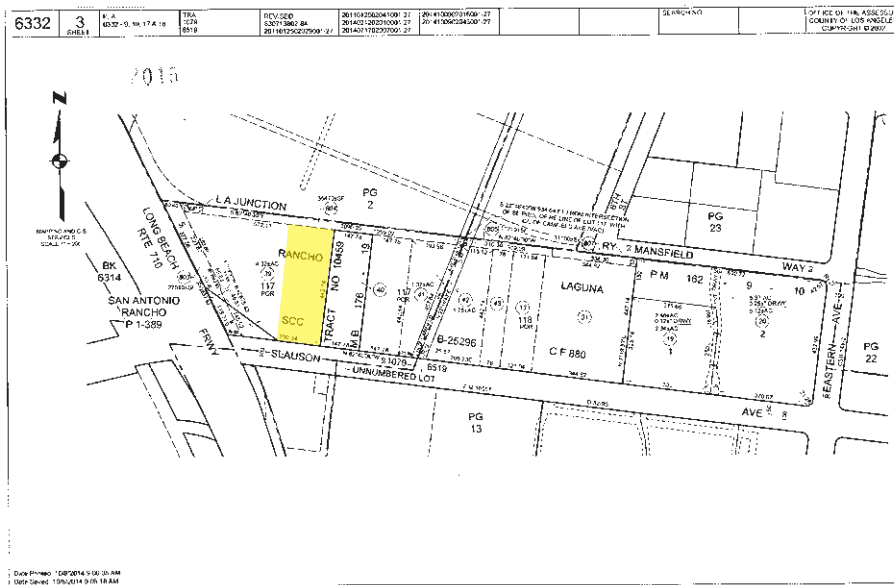
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PARCEL MAP



PROPERTY SUMMARY

| | |
|---------------------------|--------------------------------|
| UNIT A | ±7,571 SF |
| UNIT B | ±6,124 SF |
| COMBINED UNITS | ±13,695 SF |
| TOTAL LAND SF | P.O.L. |
| CLEAR HEIGHT | 23' Clear-Height |
| GROUND-LEVEL DOORS | 1/2 G.L. Doors |
| POWER (VERIFY) | TBD (2,000 Amps Total) |
| SPRINKLERS | Yes |
| PARKING | ±10 - 18 Spaces (Exact is TBD) |
| ZONING | Commerce M2 |
| CONSTRUCTION | Concrete Tilt-Up |
| YEAR BUILT | 1979 Construction |
| APN | 6332-003-039 |



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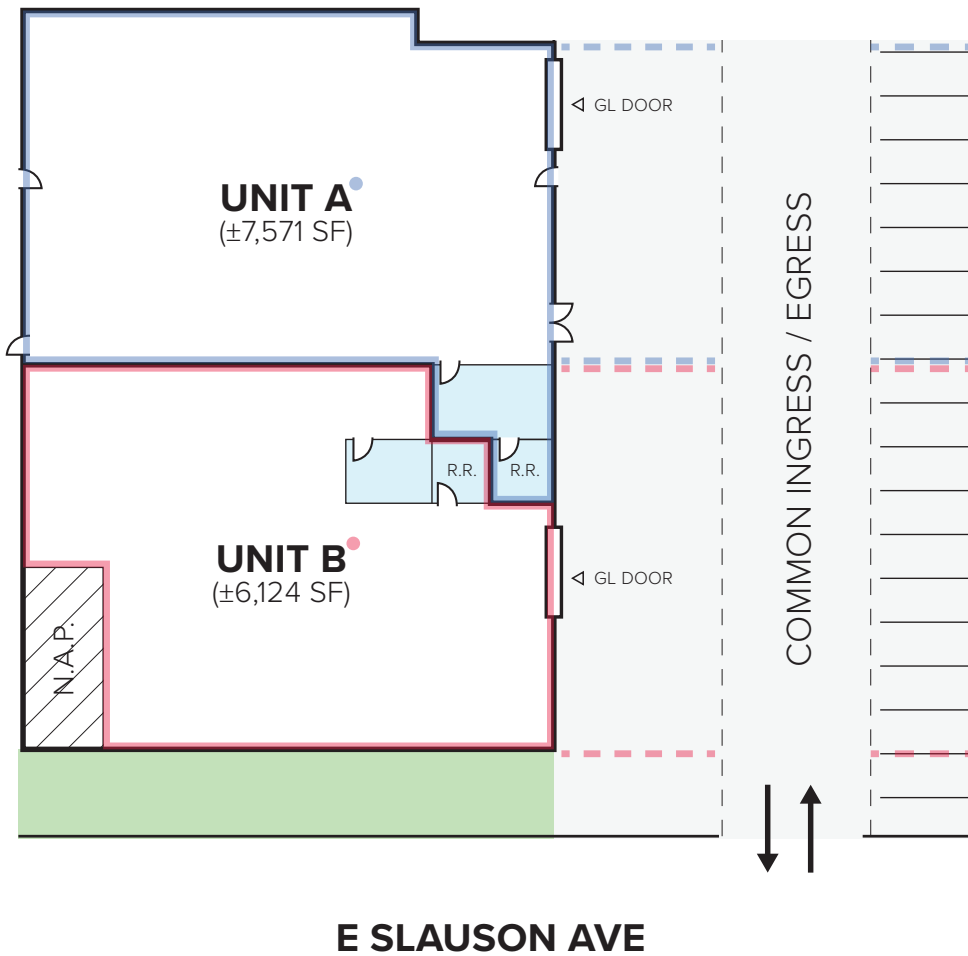
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3 AVAILABLE CONFIGURATIONS:

UNIT A INFORMATION

| | |
|-------------------|------------------|
| OFFICES | ±250 SF |
| WAREHOUSE | ±7,321 SF |
| TOTAL UNIT | ±7,571 SF |

UNIT B INFORMATION

| | |
|-------------------|------------------|
| OFFICES | ±180 SF |
| WAREHOUSE | ±5,944 SF |
| TOTAL UNIT | ±6,124 SF |

COMBINED UNITS A/B

| | |
|-------------------|-------------------|
| OFFICES | ±430 SF |
| WAREHOUSE | ±13,265 SF |
| TOTAL UNIT | ±13,695 SF |



* WH offices are not to scale and approximated. Buyer to verify all aspects of property independently.

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