

COMMERCE, CA

4000 Union Pacific Avenue

FOR LEASE

±807,000 SF
(DIVISIBLE)



PROPERTY
VIDEO

WWW.4000UNIONPACIFICAVE.COM



NEWMARK

ANOTHER PROJECT BY:



DEDEAUX
PROPERTIES

AVAILABLE FOR LEASE

4000 Union Pacific Avenue Commerce, CA 90023



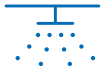
For Lease: **±807,000 SF**



Flexible Lease Term
Short Term Possible



22' - 28' Clearance



Fully Sprinklered



±21,600 SF Offices
ADDITIONAL ±47,000 SF OF OFFICE
CAN BE MADE AVAILABLE. NOT
INCLUDED IN TOTAL SQUARE FOOTAGE.



**Divisible to ±374,000 SF,
±216,500 SF & ±216,500 SF**



104 Dock High Positions
4 Ground Level Via Ramp



2,000 Amps

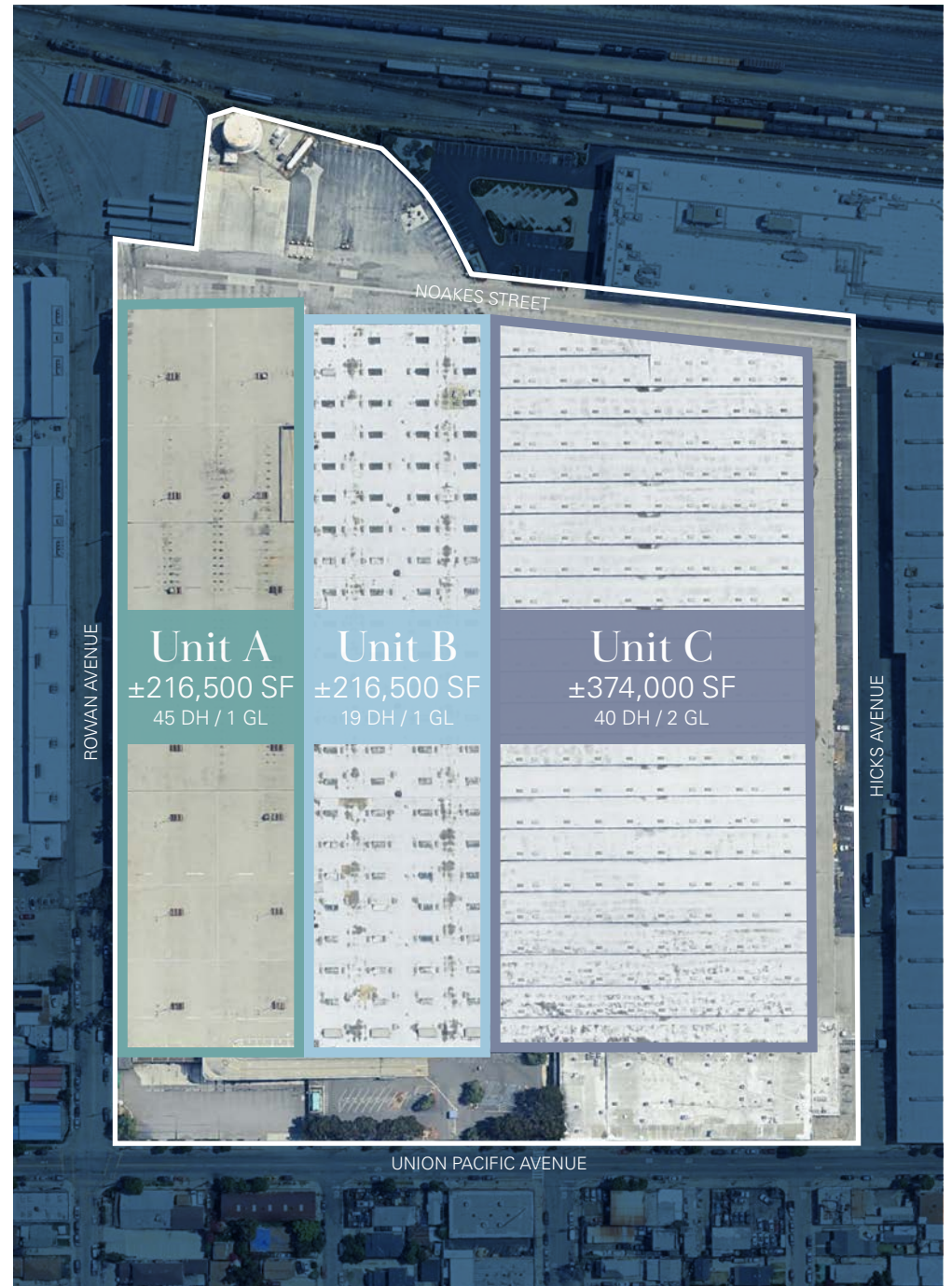


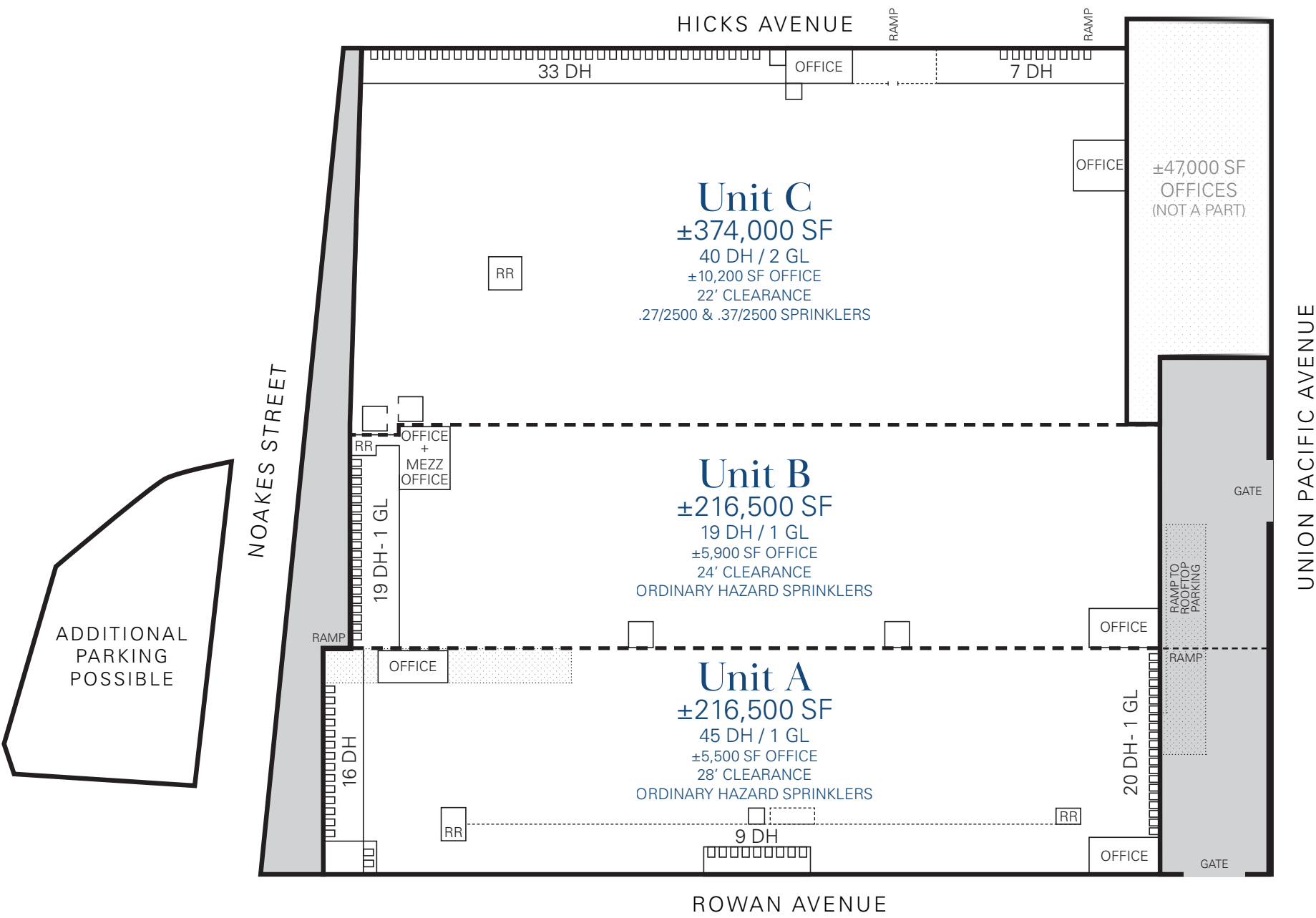
±613 Car Parking Stalls



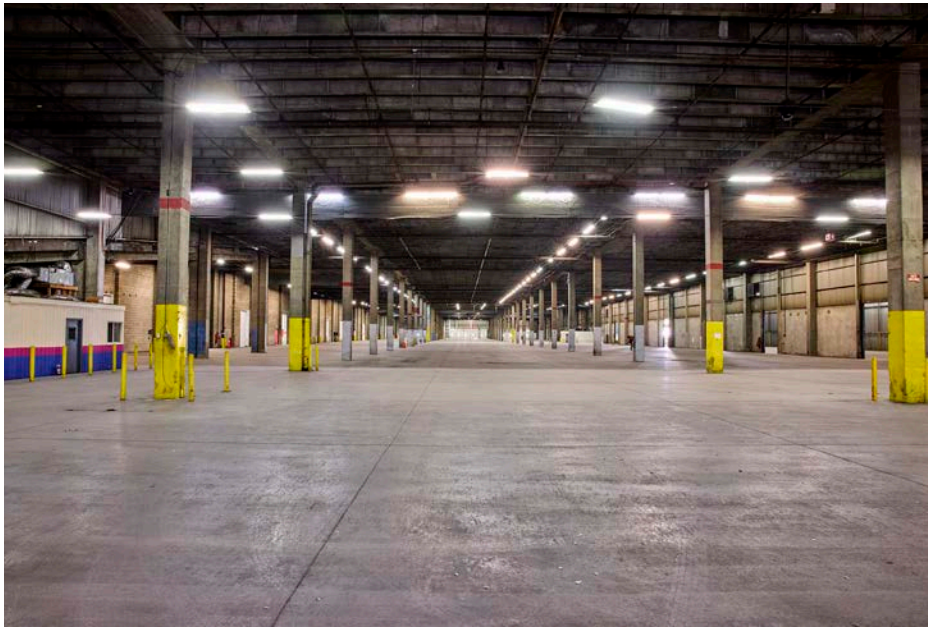
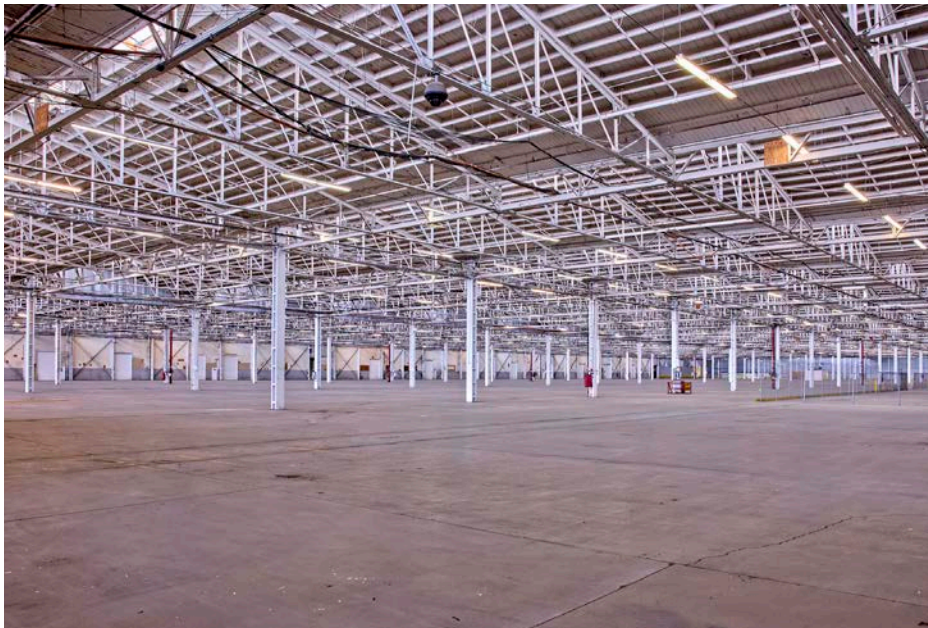
Direct Freeway Access:
(5), (60), (710) & (101)

NEWMARK





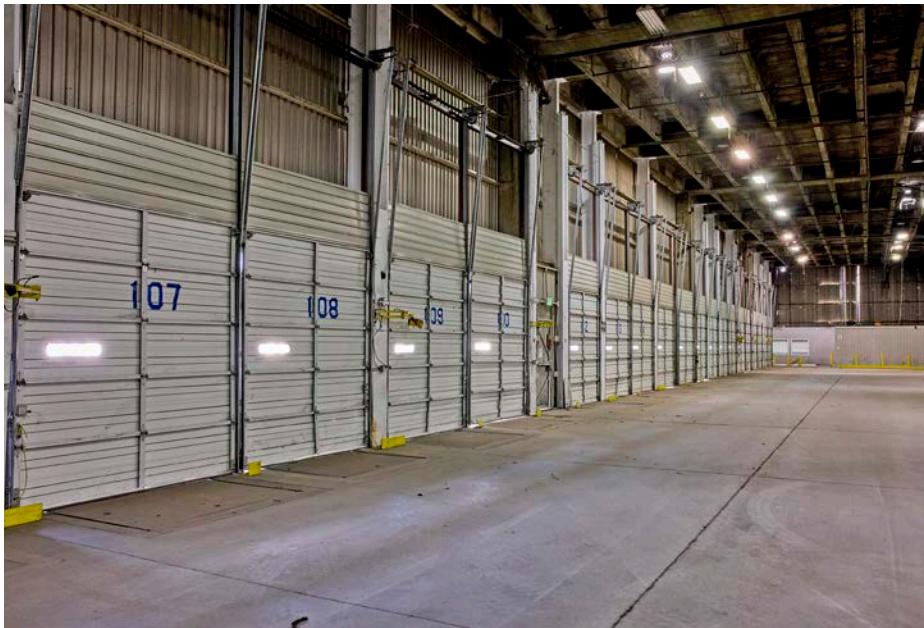
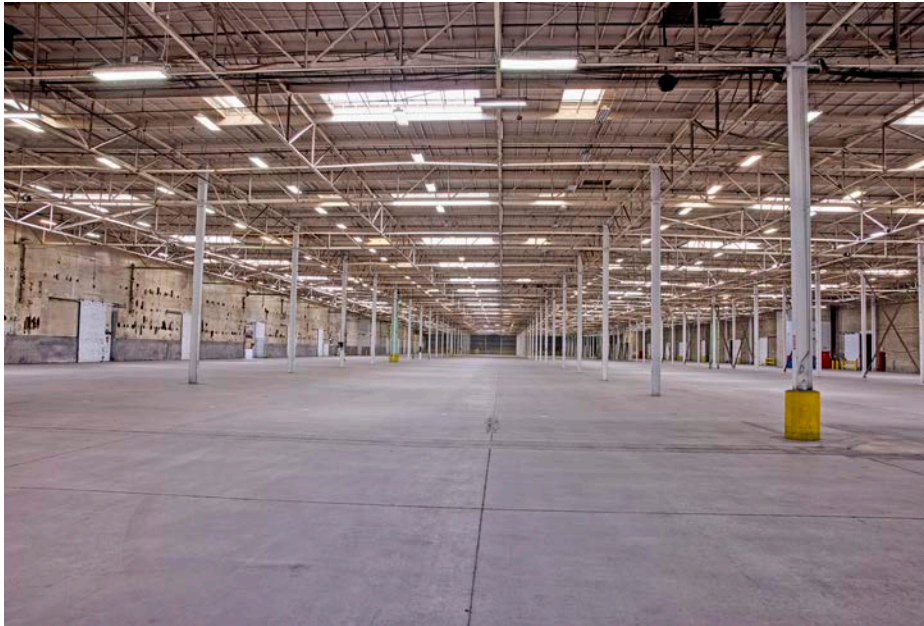
4000 UNION PACIFIC AVENUE



NEWMARK

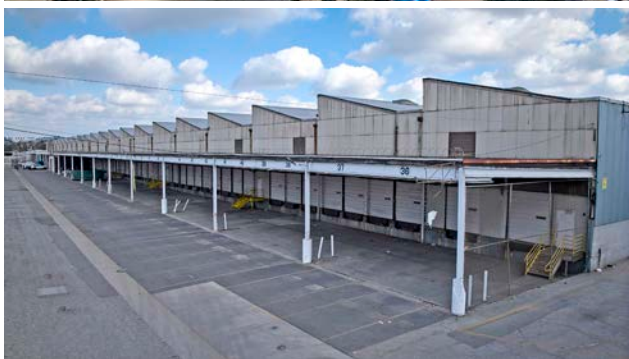


4000 UNION PACIFIC AVENUE



NEWMARK

4000 UNION PACIFIC AVENUE



NEWMARK

4000 UNION PACIFIC AVENUE



4000 UNION PACIFIC AVENUE

5 Miles

DOWNTOWN LOS ANGELES

21 Miles

LOS ANGELES INTERNATIONAL AIRPORT

22 Miles

PORTS OF LOS ANGELES / LONG BEACH

CONTACT

John McMillan

Vice Chairman

t 310-491-2048

john.mcmillan@nmrk.com

CA RE Lic. #01103292

Danny Williams

Executive Managing Director

t 310-491-2061

danny.williams@nmrk.com

CA RE Lic. #01776416

Joey Farney

Associate

t 310-491-2007

joey.farney@nmrk.com

CA RE Lic. #02218932

Jeff Sanita

Executive Managing Director

t 310-491-2003

jeff.sanita@nmrk.com

CA RE Lic. #01242202

Connor Reeves

Senior Managing Director

t 310-491-2088

connor.reeves@nmrk.com

CA RE Lic. #01983477

Andrew Conroy

Transaction Manager

t 310-491-2085

andrew.conroy@nmrk.com

CA RE Lic. #02143325



NEWMARK

ANOTHER PROJECT BY:



DEDEAUX
PROPERTIES

Corporate License #01355491

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.