



For Lease

Asking Lease Rate:
\$23,000.00
per month IG
(*\$0.55 PSF*)

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**4843 Cecilia St,
Cudahy, CA 90201**

Features

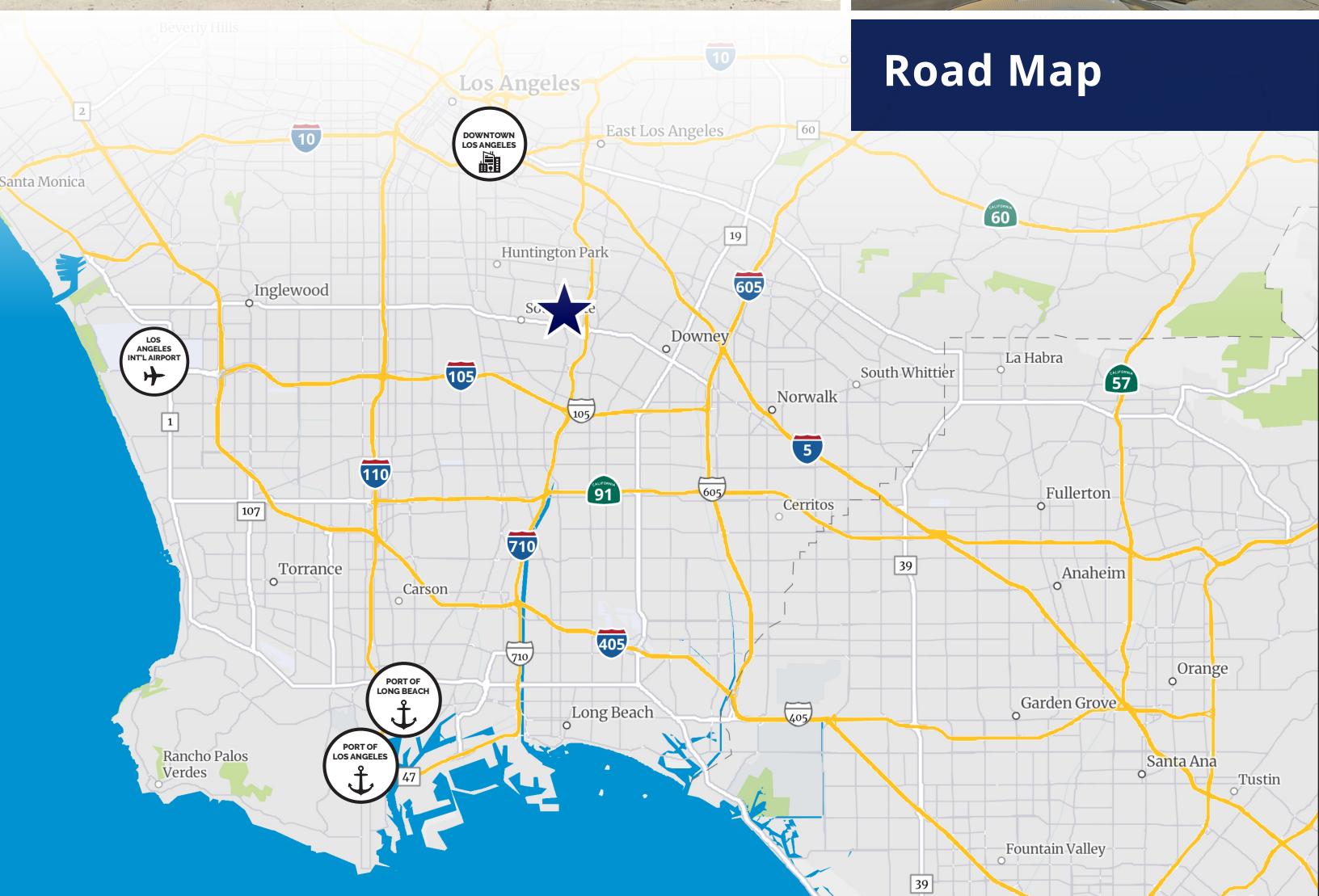
- Cross Streets: Atlantic Avenue/Cecilia Street
- Lot: \pm 41,079 SF (\pm 0.94 Acres)
- Yard: Secure Fenced, New Slurry Coat/Striping
- Building: \pm 10,,400 SF
- Offices: \pm 800 SF
- Restrooms: 2
- Loading: Ground Level
- Special Features: \pm Twelve (12) Open Bays For Shop Repair Operations (\pm 9,600 SF)
- Zoning: LI
- Current Use: Trucking. Has Existing C.U.P. (Lessee to verify)
- APN: 6224-024-021
- Location: Quick Access to 710, 105, 5 Freeways
- Term: 1-3 Year Term
- Asking Lease Rate: \$23,000 (\$0.55 PLSF) Per Month Industrial Gross

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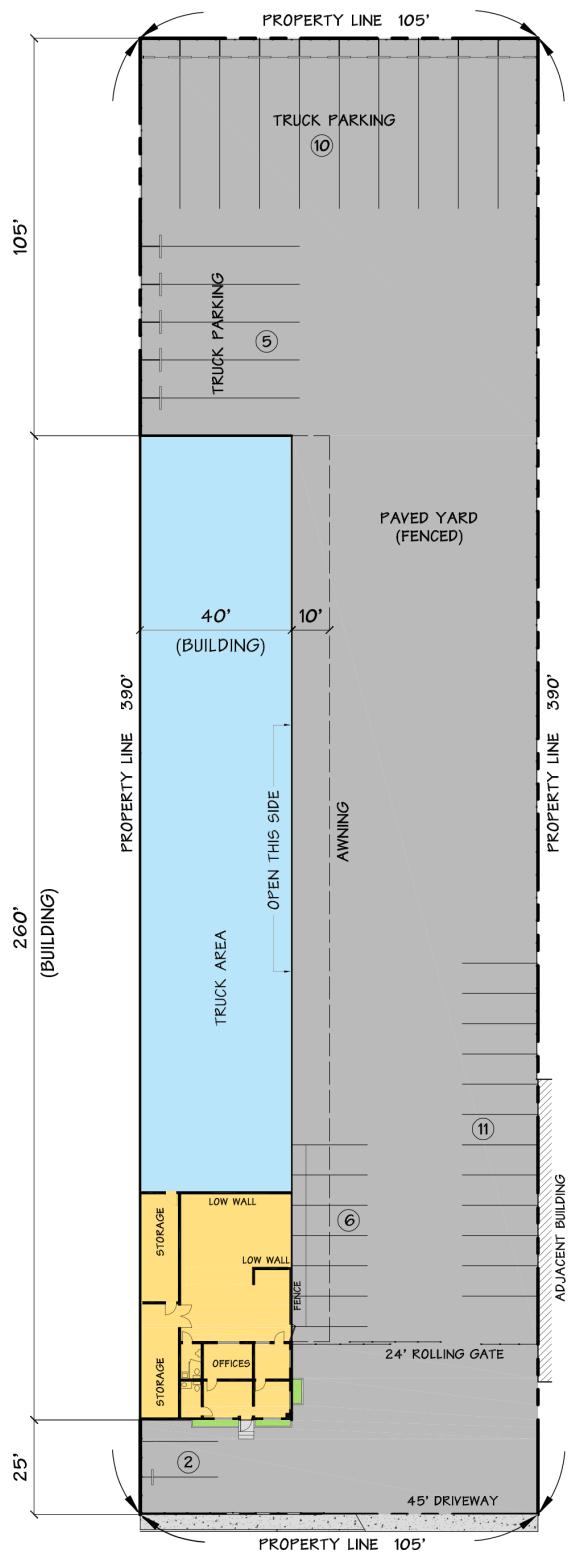
Photos



Road Map



Site Plan

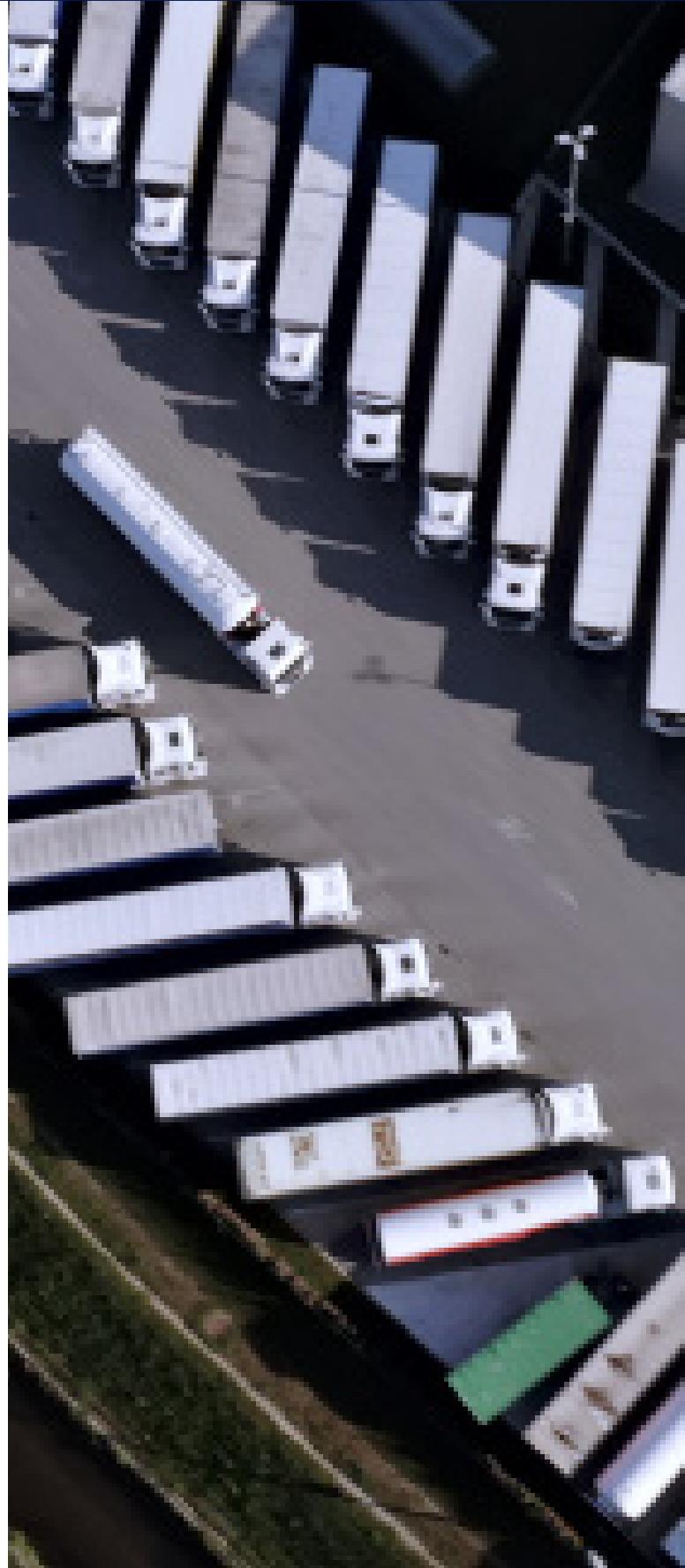


Cudahy, California

Cudahy occupies a highly strategic central location within the Southeast Los Angeles industrial submarket, offering immediate access to freeway, rail, port, and labor resources that support logistics intensive operations. The city is positioned along the I 710 corridor, one of Southern California's most important goods movement routes, making it a preferred location for trucking yards, distribution centers, and service oriented industrial uses.

Surrounded by the nationally significant industrial cities of Commerce, Vernon, South Gate, and Bell, Cudahy benefits from its proximity to dense employment centers and a deep blue collar workforce experienced in transportation, warehousing, and manufacturing. Users in this area gain a competitive advantage by reducing port to yard drayage time while maintaining fast access to Downtown Los Angeles and Greater Southern California markets.

As available land near the ports becomes increasingly scarce, Cudahy has emerged as a premier infill alternative for operators seeking functionality, regulatory continuity, and proximity to core logistics infrastructure. Its established industrial zoning, strong transportation connectivity, and close in location make it exceptionally well suited for truck yards, fleet operations, and port related industrial users seeking long term efficiency in one of the nation's most active freight regions.



Major Transportation Infrastructure

- Interstate 710 (Long Beach Freeway): Direct access via Firestone Boulevard or Florence Avenue, providing a north-south spine between the Ports of Los Angeles/Long Beach and Downtown Los Angeles.
- Interstate 5 (Golden State Freeway): Approximately 3.5 miles northeast, connecting the property to Downtown Los Angeles, the San Fernando Valley, and regional distribution corridors.
- Interstate 10 (Santa Monica Freeway): Approximately 6 miles north, offering east-west connectivity across Greater Los Angeles.
- Alameda Corridor Rail Expressway: Just west of the site, this 20 mile freight rail corridor provides grade separated rail access between the ports and major inland rail yards serving national markets.



Proximity to Major Logistics & Employment Centers

- Ports of Los Angeles & Long Beach: Approximately 15 miles south via I 710, providing rapid access to the nation's largest container port complex.
- Los Angeles International Airport (LAX): Approximately 19 miles west, supporting global air cargo and logistics operations.
- Downtown Los Angeles (CBD): Approximately 8-10 miles northwest, allowing efficient access to regional administrative, financial, and industrial users.



Rail & Intermodal Connectivity

- BNSF Hobart Intermodal Yard (Commerce, CA):
 - Distance: Approximately 5 miles north
 - Overview: One of the largest intermodal rail facilities in the western United States, serving BNSF Railway with direct Class I rail service to national and transcontinental markets.
- Union Pacific Commerce / East Los Angeles Intermodal Yards:
 - Distance: Approximately 5-6 miles north
 - Overview: Major Union Pacific intermodal and manifest rail facilities handling containerized imports, exports, and domestic freight.



Nearby Major Name Brand & Industrial User

The Cudahy-Commerce-Vernon industrial corridor is home to a dense concentration of logistics, manufacturing, and food processing companies, including:

- Amazon & FedEx Ground – regional distribution and last mile logistics
- UPS Supply Chain Solutions
- Lineage Logistics & Americold – cold storage and temperature controlled distribution
- PepsiCo, Coca Cola, Sysco & Kroger Supply Chain – food and beverage processing and distribution
- Costco, Target, Walmart & Home Depot – regional import, transload, and distribution operations