



FOR LEASE
±20,613 SF
INDUSTRIAL BUILDING

7240
E SLAUSON AVE
COMMERCE, CA 90040

PRICING SUMMARY:

LEASE RATE ▶

\$22,468/ MO

\$1.09/ MO GROSS (OPEX: \$0.03)



HIGH IMAGE BUILDING



**PRESTIGIOUS
OXFORD BUSINESS
PARK**



**LARGE
SHOWROOM**



18' CLEARANCE



**MAJOR
BOULEVARD
FRONTAGE**



**EXCELLENT
ACCESS TO 5 & 710
FREEWAYS**

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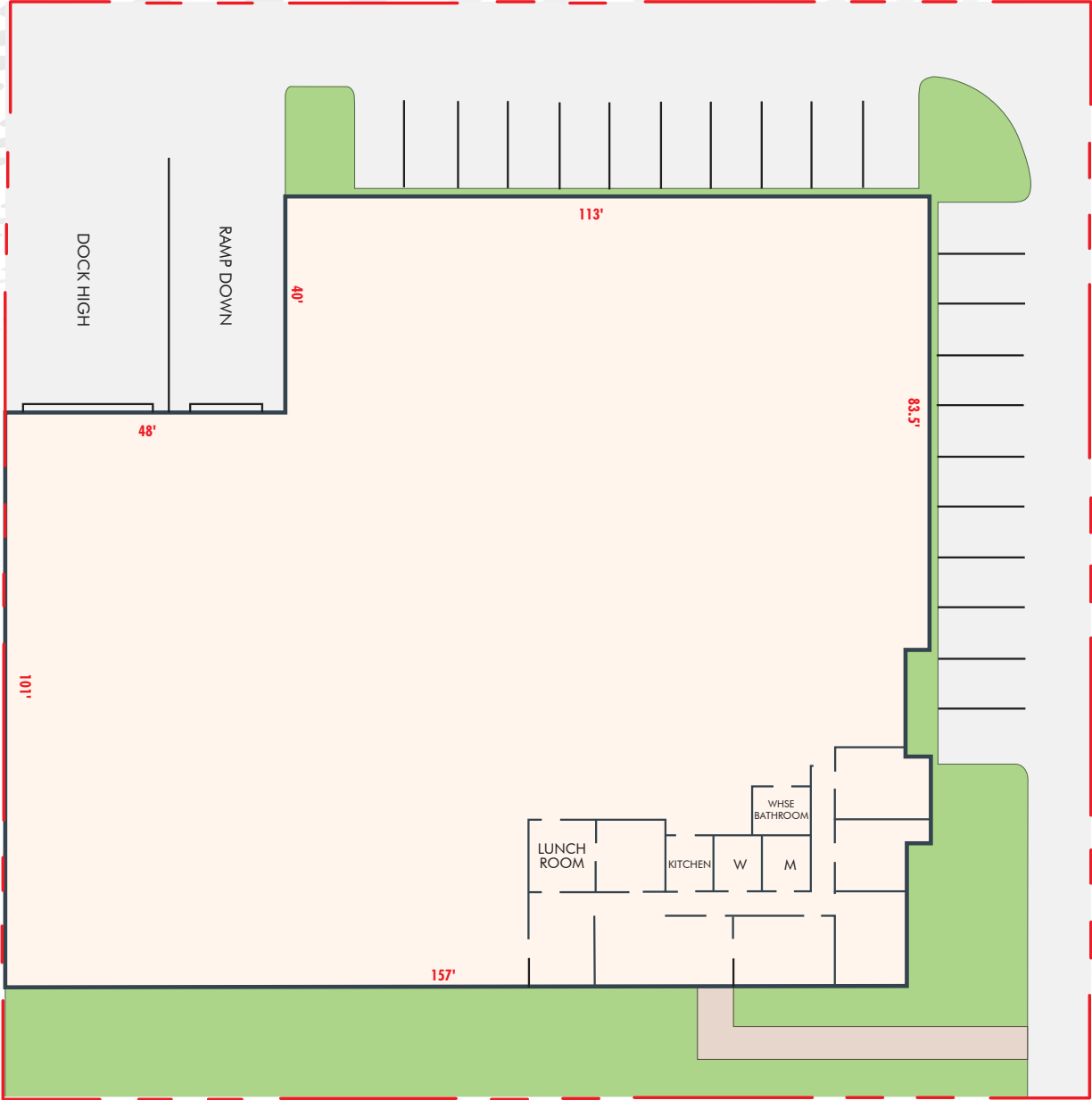
LEE-ASSOCIATES.COM

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SITE PLAN

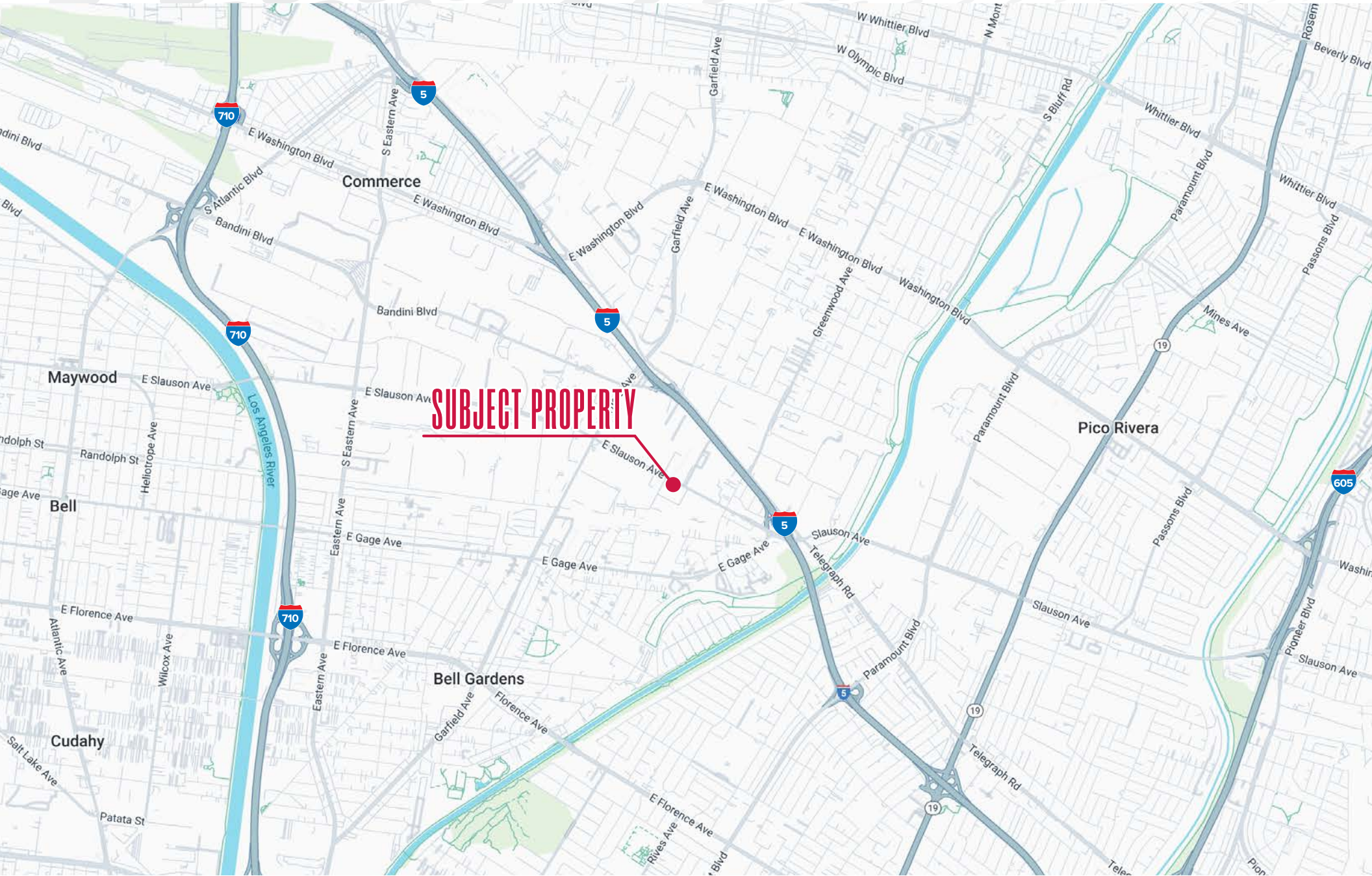


NOTE: Drawing not to scale. All measurements and sizes are approximate.

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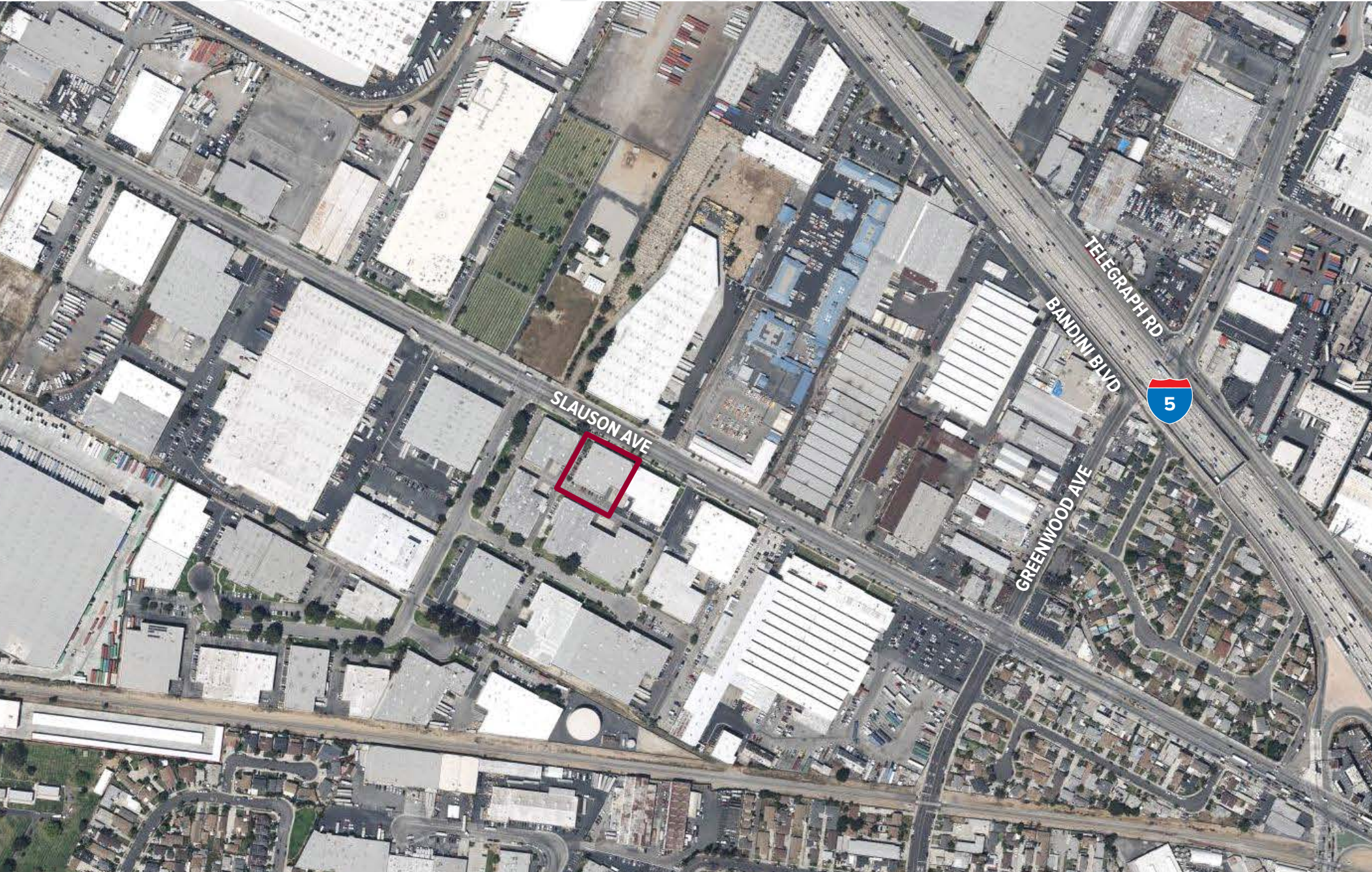
LOCATION MAP



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AERIAL



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Q4 2025 | LA BASIN MARKET SUMMARY & DRAYAGE MAP



Central Los Angeles
 Base: 247,861,019 SF
 Vacancy Rate: 6.5%
 Availability Rate: 7.8%
 Direct Asking Rate: \$1.31 PSF
 Overall Asking Rate: \$1.30 PSF
 Median Price/Bldg SF: \$306.00

San Gabriel Valley
 Base: 177,926,177 SF
 Vacancy Rate: 5.2%
 Availability Rate: 6.8%
 Direct Asking Rate: \$1.29 PSF
 Overall Asking Rate: \$1.25 PSF
 Median Price/Bldg SF: \$303.00

Rancho Cucamonga
\$608

San Bernardino
\$734

Fontana
\$632

Rialto
\$657

Bloomington
\$645

Ontario
\$579

City of Industry
\$493

Chino
\$560

Inland Empire West
 Base: 374,865,381 SF
 Vacancy Rate: 7.6%
 Availability Rate: 11.2%
 Direct Asking Rate: \$1.04 PSF
 Overall Asking Rate: \$1.03 PSF
 Median Price/Bldg SF: \$286.00

Riverside
\$654

Moreno Valley
\$702

Inland Empire East
 Base: 319,784,497 SF
 Vacancy Rate: 10.1%
 Availability Rate: 13.0%
 Direct Asking Rate: \$0.96 PSF
 Overall Asking Rate: \$0.95 PSF
 Median Price/Bldg SF: \$246.00

South Bay
 Base: 196,830,879 SF
 Vacancy Rate: 6.7%
 Availability Rate: 9.0%
 Direct Asking Rate: \$1.54 PSF
 Overall Asking Rate: \$1.53 PSF
 Median Price/Bldg SF: \$331.00

Gardena
\$407

Carson
\$388

Mid Counties
 Base: 115,530,784 SF
 Vacancy Rate: 7.9%
 Availability Rate: 10.0%
 Direct Asking Rate: \$1.37 PSF
 Overall Asking Rate: \$1.35 PSF
 Median Price/Bldg SF: \$311.00

Santa Fe Springs
\$447

La Mirada
\$445

Corona
\$520

ORANGE COUNTY

Orange County
 Base: 234,689,847 SF
 Vacancy Rate: 6.6%
 Availability Rate: 8.9%
 Direct Asking Rate: \$1.49 PSF
 Overall Asking Rate: \$1.48 PSF
 Median Price/Bldg SF: \$344.00

Irvine
\$511

RIVERSIDE COUNTY

10 Miles

20 Miles

30 Miles

40 Miles

50 Miles

60 Miles

70 Miles

80 Miles

PREPARED BY:
 LAC-I Research
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 Sources: LAC-I Research, CoStar, Drayage Directory
 Drayage Rates reflect base and fuel costs only
 Based on a survey and sale comps of industrial properties 5,000 SF+

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DEMOGRAPHIC MAP



POPULATION

5 Miles	10 Miles	15 Miles	20 Miles
662,973	2,952,424	6,184,383	8,565,749



AVERAGE HH INCOME

5 Miles	10 Miles	15 Miles	20 Miles
\$106,648	\$108,280	\$120,533	\$134,679



EMPLOYEES

5 Miles	10 Miles	15 Miles	20 Miles
236,158	1,094,535	2,374,985	3,682,571

DRIVING DISTANCE FROM PROPERTY



DTLA
10 Miles



LAX
21 Miles



LA & LB PORTS
21 Miles

