

COMMERCE, CA

# 5830 Triangle Drive

FOR SALE  
22,998 SF



NEWMARK

APN	6356-016-013
Property Status	Vacant
Building SF	22,998
Land SF	45,506
Coverage	50%
Acres	1.04
Office SF	(+/-) 4,000 SF (2 Story Office)
Dock Doors	2
Drive Ins	1
Clear Height	21'
Power	800a/277 - 480v 3p 4w
Construction	TILT
Sprinklers	Yes
Built	1981
Zoning	M-2

Price	<b>\$6,439,440</b>
PSF	\$280.00
PLSF	\$141.51

Additional Property Details

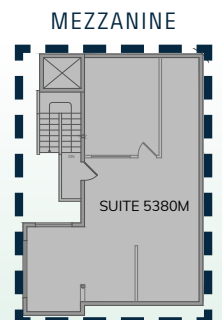
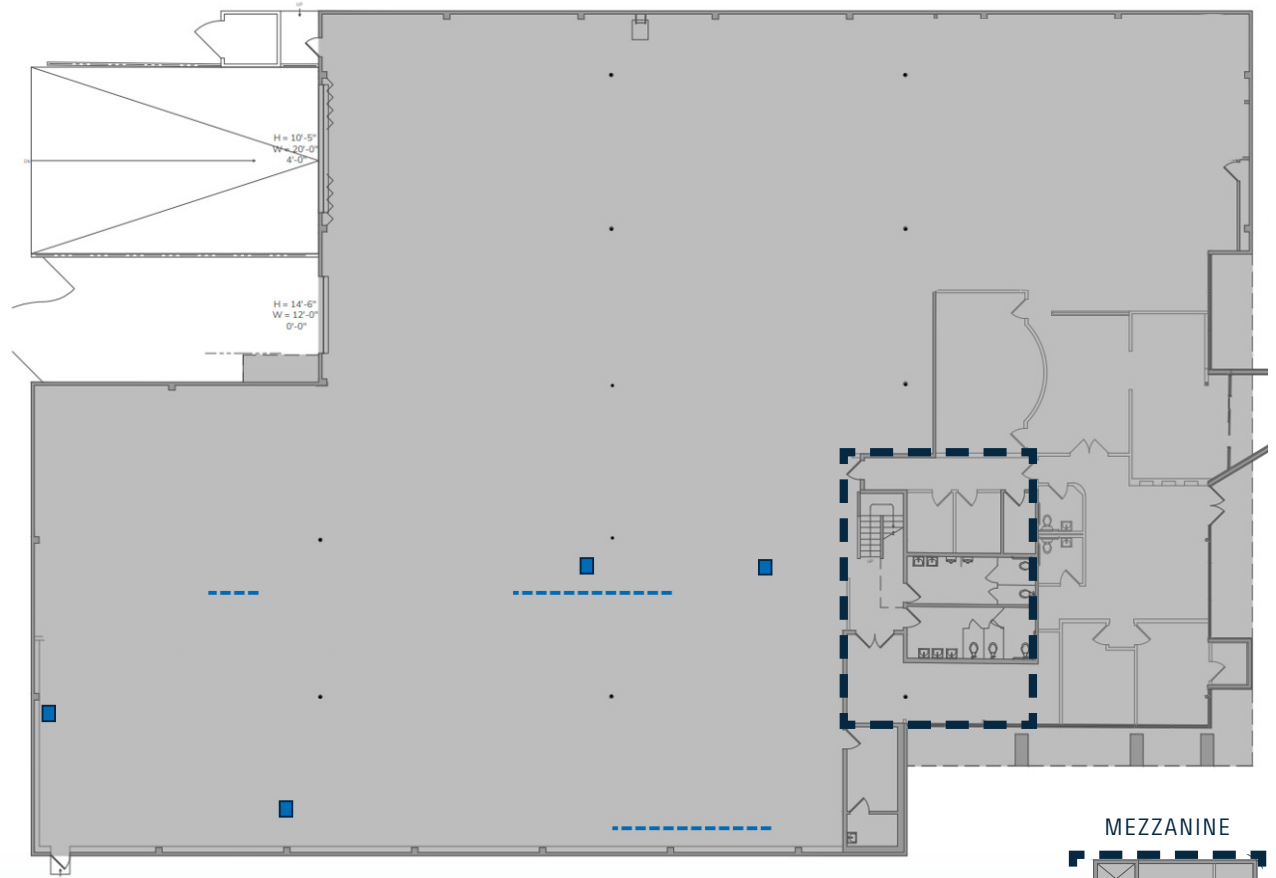
Food Processing Facility.  
 Floor Drains In Place.  
 Grease Interceptor/Clarifier.

Total Sewer Discharge Capacity Units:

- 4-inch sanitary sewer line with capacity of 216 DFUs
- Existing 4-inch grease waste line connected to a 2,500-gallon grease interceptor

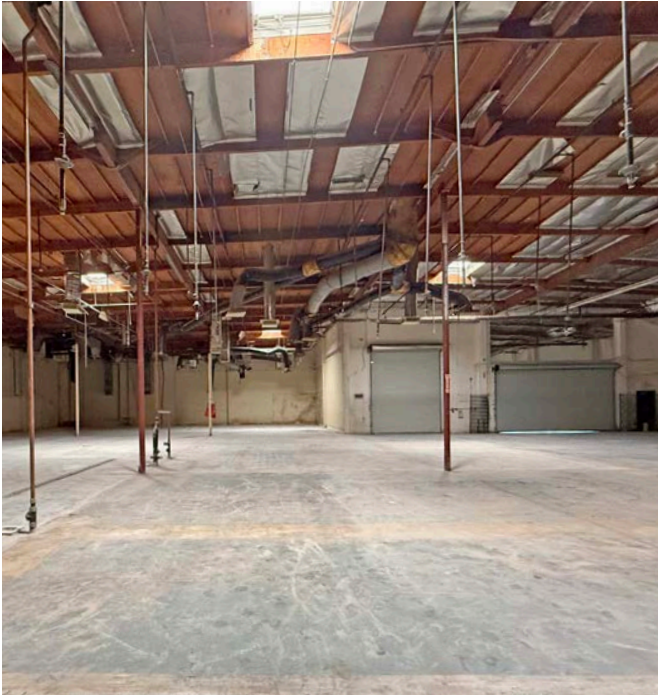
Gas Line Size and Pressure:

- 5,000 CFH gas meter
- 2-inch gas service entering building, increasing to a 4-inch gas main
- 3-inch gas distribution line through warehouse
- Estimated pressure: approximately 5 PSI or greater



5830 TRIANGLE DRIVE | COMMERCE, CA 90040

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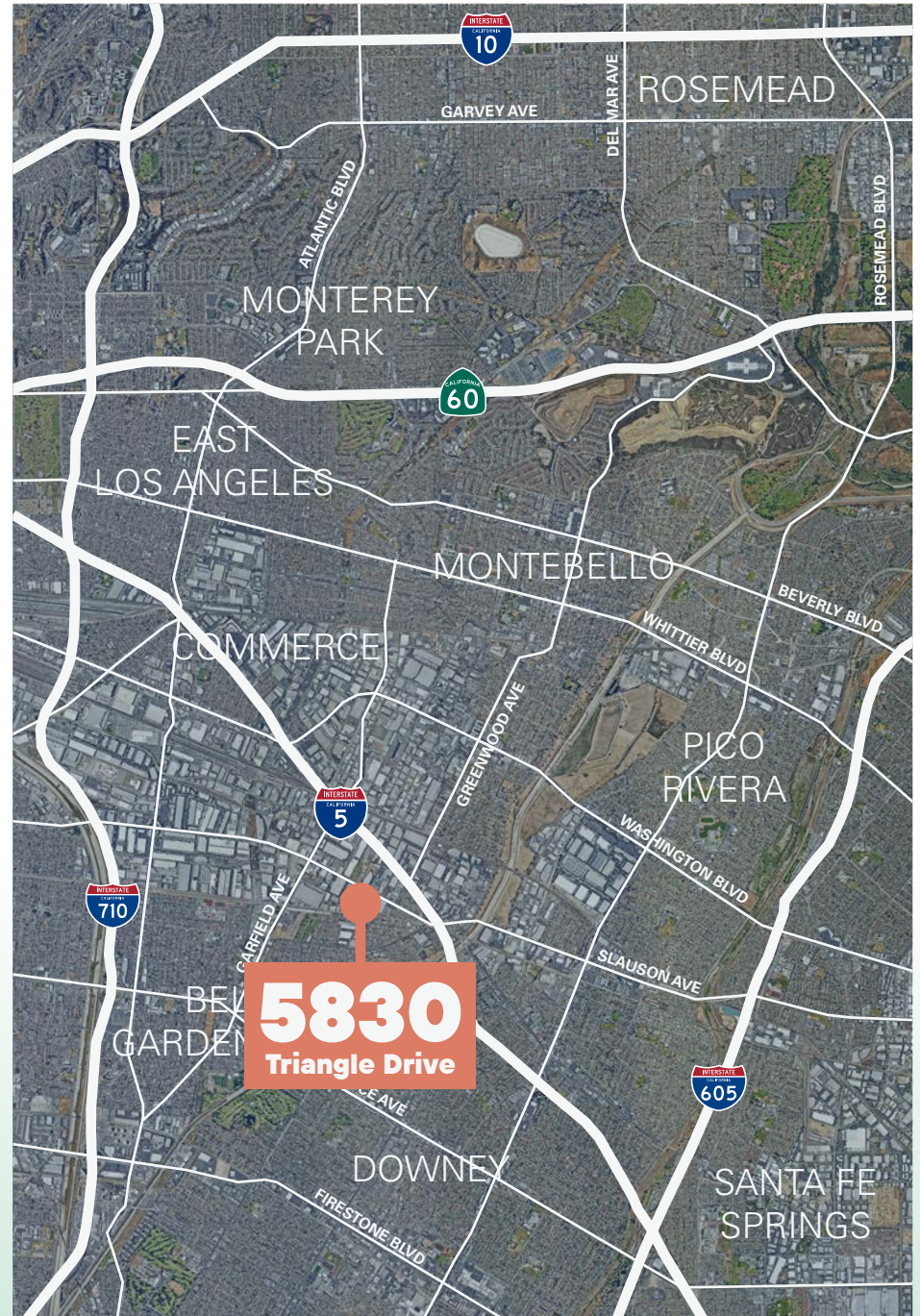
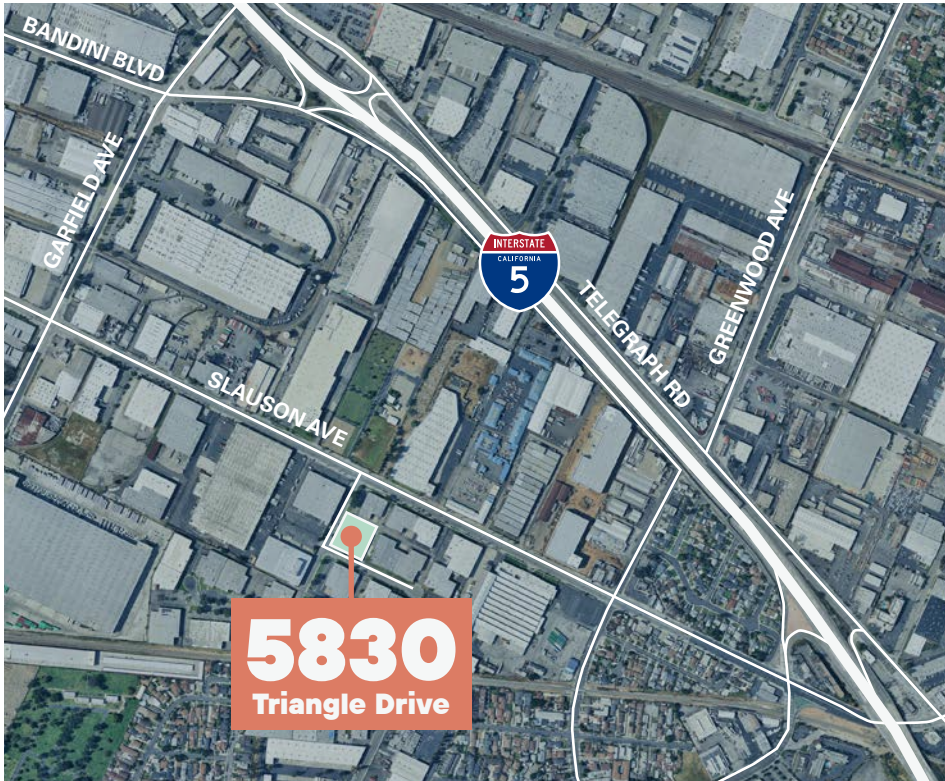
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CITY OF COMMERCE

### M-2 HEAVY MANUFACTURING ZONE ZONING

The Heavy Manufacturing Zone (M-2) in the City of Commerce is generally intended for heavy industrial and logistics activities. It accommodates intensive manufacturing, processing, warehousing, distribution, and related transportation functions. Given Commerce's location along major freeways and rail corridors, M-2 parcels are often used for high-throughput logistics, food and product manufacturing, and support services for goods movement.

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1 Mile

(5) FREEWAY

2.5 Miles

(710) FREEWAY

5 Miles

(60) FREEWAY

10 Miles

DOWNTOWN LOS ANGELES

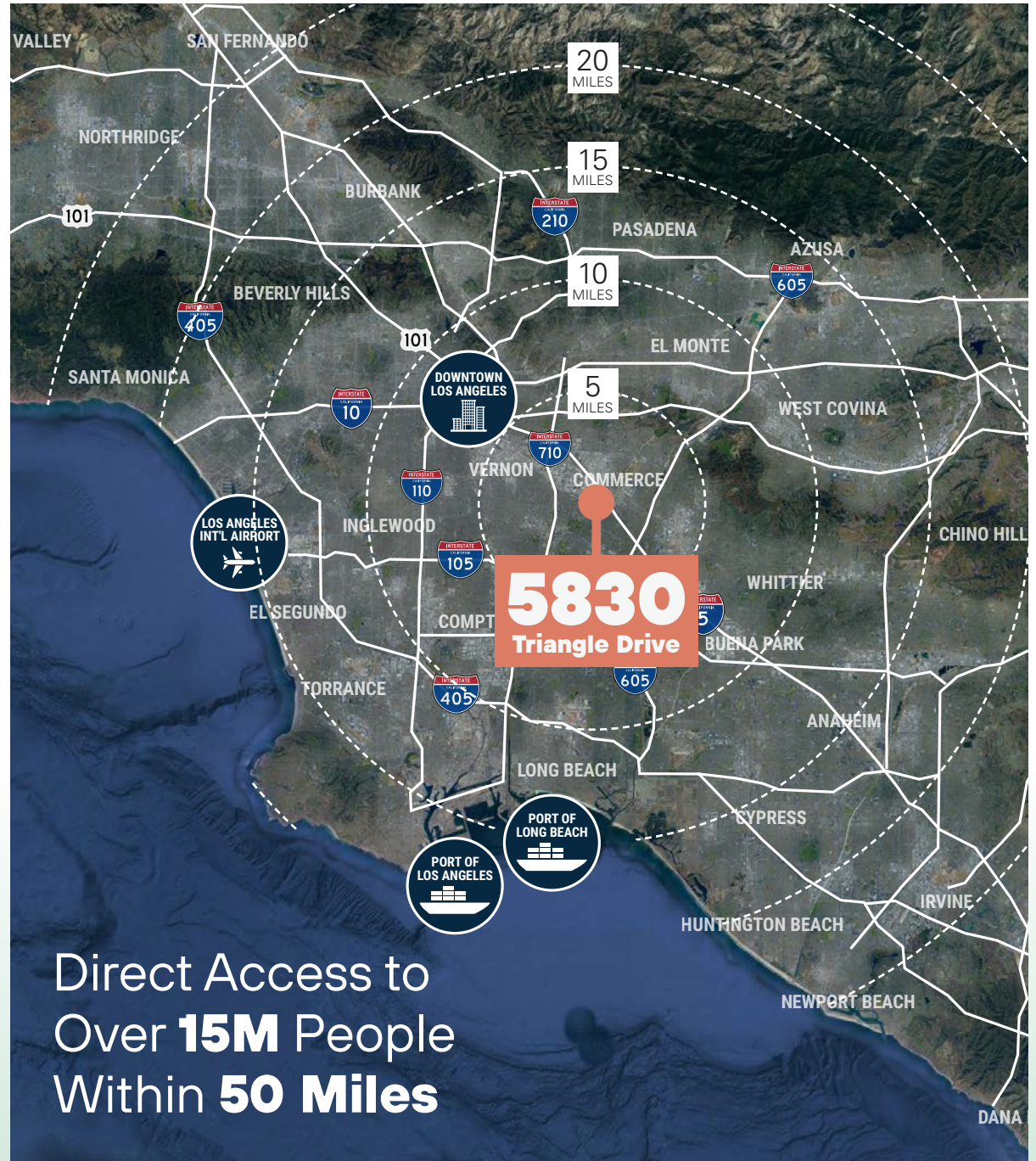
18 Miles

PORTS OF LOS ANGELES / LONG BEACH

21 Miles

LOS ANGELES INTERNATIONAL AIRPORT

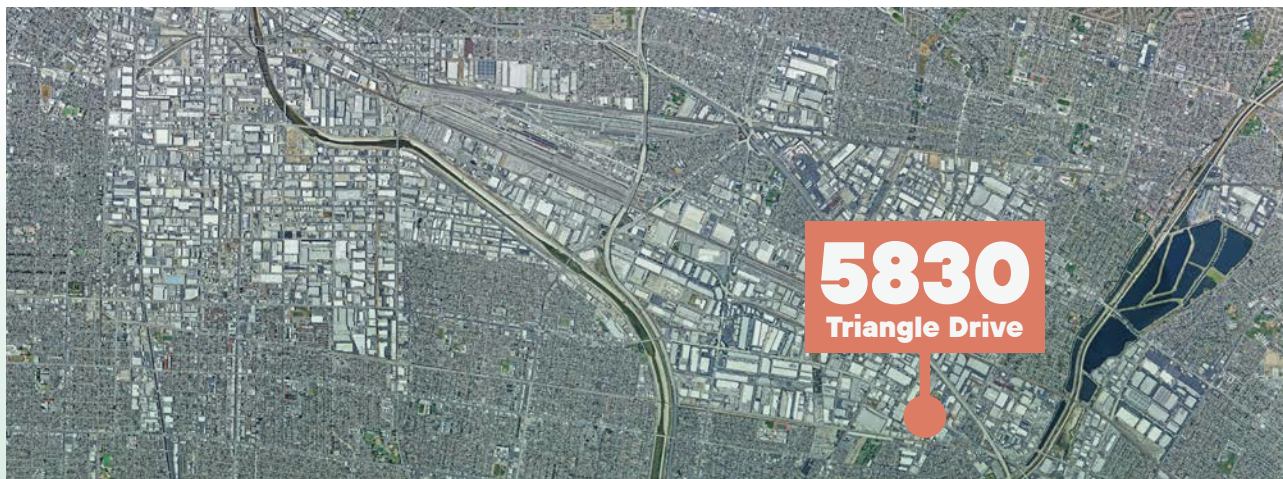
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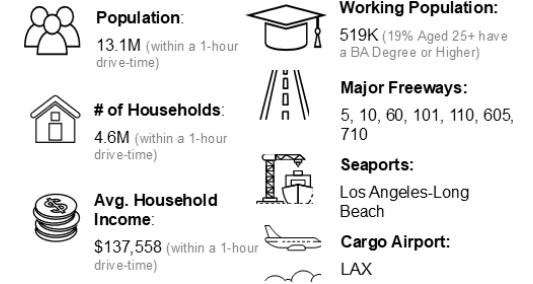
# CENTRAL INDUSTRIAL MARKET OBSERVATIONS | 1Q 2026

## LEASING MARKET FUNDAMENTALS

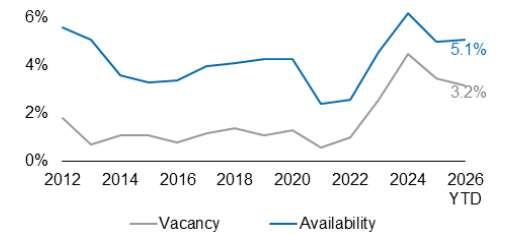
- Most of Central's inventory is in Downtown Los Angeles, Commerce and Vernon.
- Union Pacific and BNSF have Class 1 freight railyards in the City of Commerce, which connect to the Alameda Corridor.
- The submarket retains a strong manufacturing presence, especially in food production. Warehouse occupiers across all industry segments are also present.
- Vernon offers competitive electric rates (good for cold storage operators), while Commerce has no municipal property tax, no utility tax and low business license fees.
- Vacancy fell 30 basis points quarter-over-quarter to reach a two-year low of 3.2%. Central's vacancy rate is currently the lowest of any LA submarket.
- Central boasted 1.1 MSF in first-quarter net absorption gains, the largest gains of any LA submarket. Big-box move-ins by tenants such as Amazon (615 KSF), Speed Xpress (327 KSF), and H&T Seafood (159 KSF) accounted for the strong showing.
- Central's first-quarter leasing activity rose 10.3% from the preceding quarter and 3.2% year-over-year. By comparison, leasing activity across Greater LA increased 33.7% over the preceding quarter and 3.0% year-over-year.
- Under-construction activity includes four unleased buildings totaling 556 KSF.



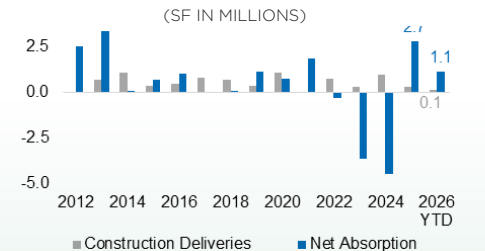
## MARKET 101s



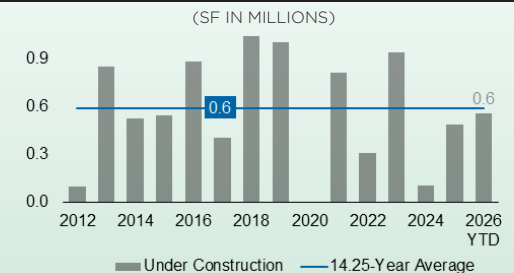
## TOTAL VACANCY AND AVAILABILITY RATES



## CONST. DELIVERIES AND NET ABSORPTION



## UNDER CONSTRUCTION



COMMERCE, CA

# 5830 Triangle Drive

FOR MORE INFORMATION,  
PLEASE CONTACT:

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