

# FOR SALE | \$18,750,000

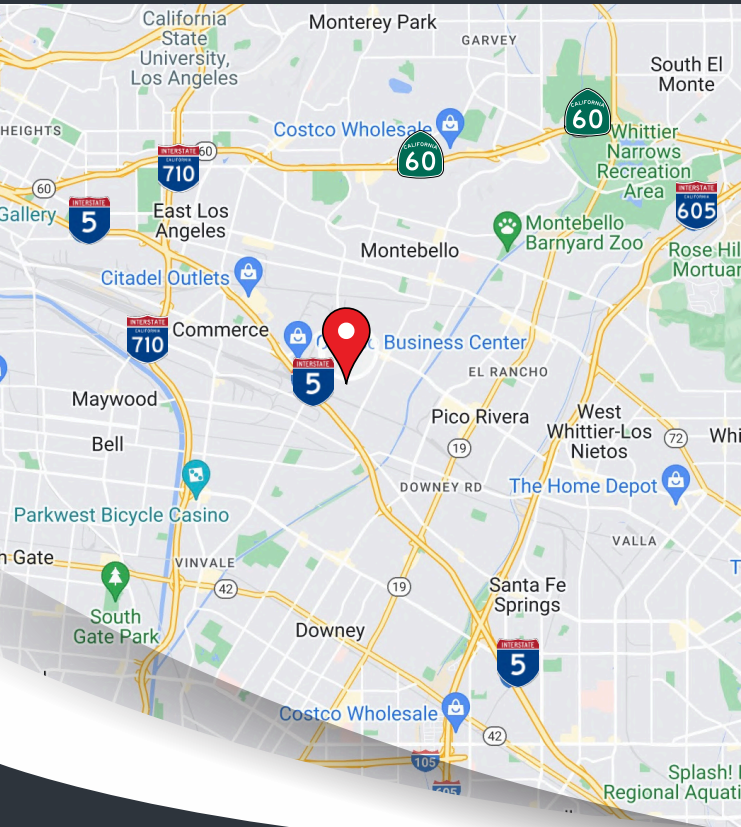
## INDUSTRIAL WAREHOUSE BUILDING | 55,980 SF



www.2717TanagerAve.com



### 2717 TANGER AVENUE, COMMERCE, CA 90040



### PROPERTY FEATURES

- Freestanding Industrial Building with M-2 Zoning
- Ideal for Warehouses, Distribution, and Manufacturing
- Renovated with Multiple Upgrades: New Offices, Insulation, Plumbing, Electrical, Sprinkler Heads, Automatic Rollup Doors, and More
- ± 55,980 SF Total Interior Space
- ± 6,191 SF Total Office Space Across 9 Offices/ Conference Rooms (5,191 SF Front & 1,000 SF Rear)
- 16' - 22' Vertical Clearance
- 1,200 Amps / 480 Volts Power, 3-Phase
- Four (4) 19' x 15' Front Loading Docks with Wells
- Two (2) 10' x 10' Side Loading Docks
- Six (6) Ground Level Loading Doors
- Secured Lot with Automatic Gate
- 45 Parking Spaces

**CARLOS BARRON**  
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# PROPERTY PHOTOS

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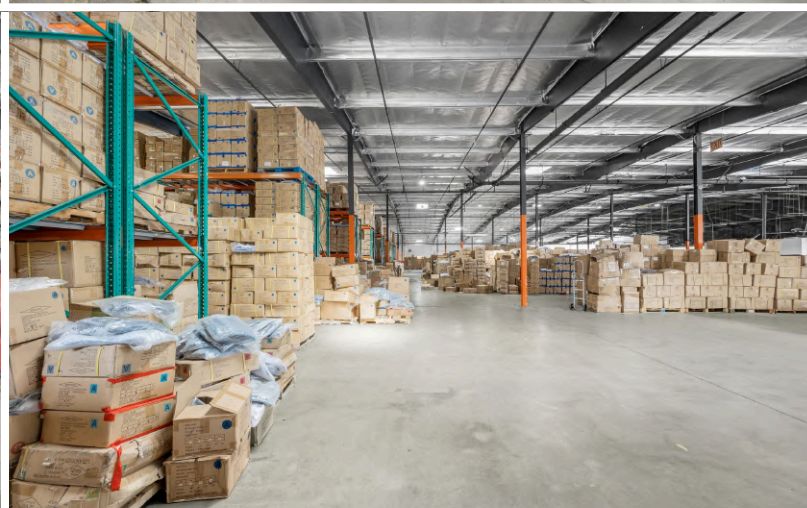
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# COMPARABLE SALES

2717 TANGER AVENUE, COMMERCE, CA 90040

Sale Comparables

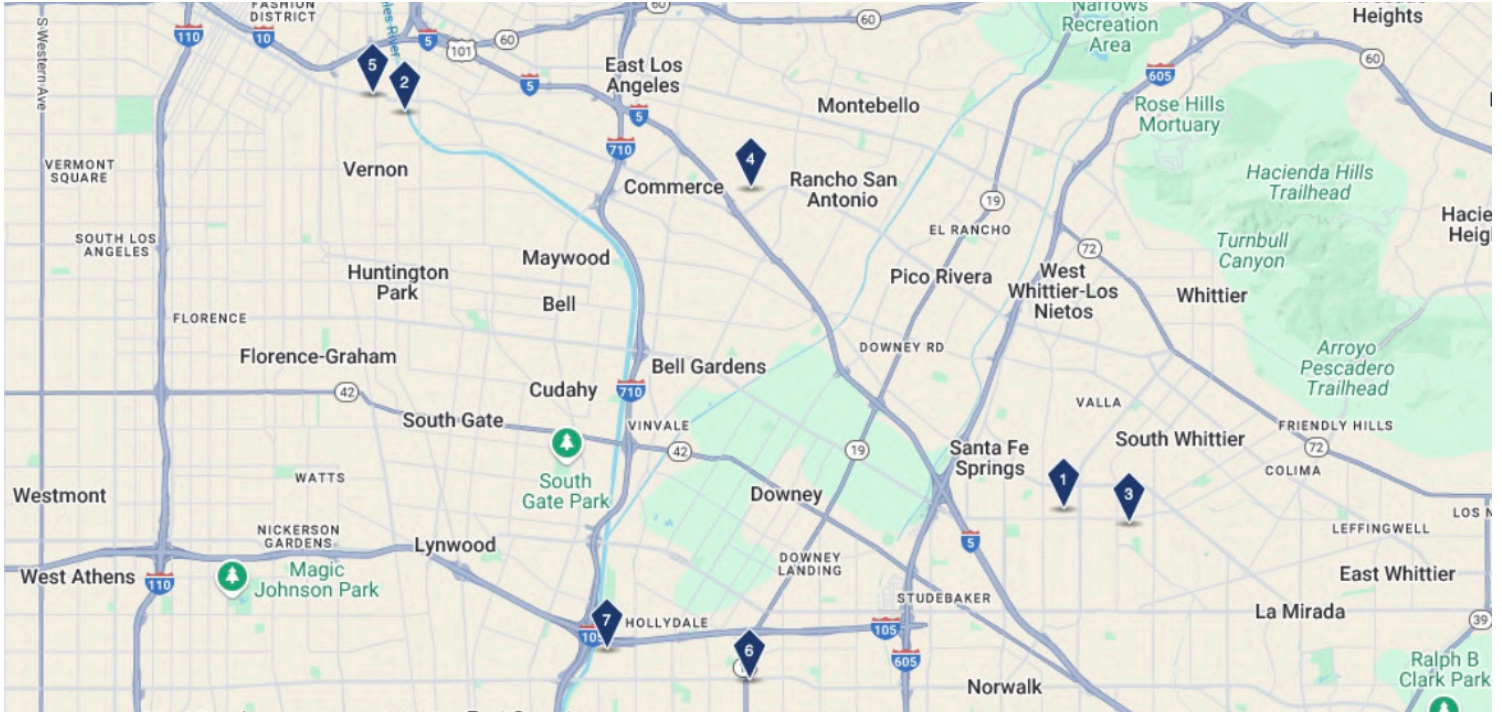
Avg. Cap Rate

Avg. Price/SF

7

3.80%

\$347



## Sale Comparables Summary Statistics

Sales Attributes	Low	Average	Median	High
Sale Price	\$13,050,000	\$15,663,857	\$14,122,000	\$22,300,000
Price Per Unit	\$318	\$347	\$334	\$384
Cap Rate	3.80%	3.80%	3.80%	3.80%
Time Since Sale In Months	0	13	13	23

Property Attributes	Low	Average	Median	High
Building SF	40,129 SF	45,203 SF	42,687 SF	58,000 SF
Ceiling Height	17'	22'	22'	30'
Docks	2	7	4	16
Year Built	1956	1979	1979	1995

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# COMPARABLE SALES

## 2717 TANGER AVENUE, COMMERCE, CA 90040

<b>Property Address:</b>	<b>12411-12425 Florence Avenue, Santa Fe Springs, CA 90670</b>				
<b>Sale Date:</b>	Sep 30, 2024	<b>Year Built:</b>	1977	<b>Price/SF:</b>	\$319.40
<b>Sale Price:</b>	\$13,050,000	<b>RBA:</b>	40,858 SF	<b>Land SF:</b>	92,783 SF
<b>Property Type:</b>	3 Star Industrial Manufacturing			<b>Zoning:</b>	M2
<b>Property Address:</b>	<b>2640 E 26th Street, Vernon, CA 90058</b>				
<b>Sale Date:</b>	Jan 5, 2024	<b>Year Built:</b>	1964; Renov 2015	<b>Price/SF:</b>	\$342.65
<b>Sale Price:</b>	\$13,750,000	<b>RBA:</b>	40,129 SF	<b>Land SF:</b>	84,071 SF
<b>Property Type:</b>	2 Star Industrial Warehouse			<b>Zoning:</b>	M2
<b>Property Address:</b>	<b>10901-10915 Painter Avenue, Santa Fe Springs, CA 90670</b>				
<b>Sale Date:</b>	Aug 17, 2023	<b>Year Built:</b>	1993	<b>Price/SF:</b>	\$384.48
<b>Sale Price:</b>	\$22,300,000	<b>RBA:</b>	58,000 SF	<b>Land SF:</b>	118,048 SF
<b>Property Type:</b>	3 Star Industrial Warehouse			<b>Zoning:</b>	M2
<b>Property Address:</b>	<b>6303 Corsair Street, Commerce, CA 90040</b>				
<b>Sale Date:</b>	Oct 12, 2022	<b>Year Built:</b>	1956	<b>Price/SF:</b>	\$376.66
<b>Sale Price:</b>	\$18,875,000	<b>RBA:</b>	50,111 SF	<b>Land SF:</b>	120,226 SF
<b>Property Type:</b>	2 Star Industrial Warehouse			<b>Zoning:</b>	M2
<b>Property Address:</b>	<b>2315 S Santa Fe Avenue, Los Angeles, CA 90058</b>				
<b>Sale Date:</b>	Jun 28, 2023	<b>Year Built:</b>	1991	<b>Price/SF:</b>	\$329.76
<b>Sale Price:</b>	\$14,122,000	<b>RBA:</b>	42,825 SF	<b>Land SF:</b>	62,726 SF
<b>Property Type:</b>	3 Star Industrial Warehouse			<b>Zoning:</b>	M3, Los Angeles
<b>Property Address:</b>	<b>14328-14338 Lakewood Boulevard, Bellflower, CA 90706</b>				
<b>Sale Date:</b>	Jan 4, 2024	<b>Year Built:</b>	1995	<b>Price/SF:</b>	\$318.12
<b>Sale Price:</b>	\$13,300,000	<b>RBA:</b>	41,808 SF	<b>Land SF:</b>	132,508 SF
<b>Property Type:</b>	3 Star Industrial Manufacturing			<b>Zoning:</b>	M1
<b>Property Address:</b>	<b>13984 Orange Avenue, Paramount, CA 90723</b>				
<b>Sale Date:</b>	Dec 2, 2022	<b>Year Built:</b>	1979	<b>Price/SF:</b>	\$333.83
<b>Sale Price:</b>	\$14,250,000	<b>RBA:</b>	42,687 SF	<b>Land SF:</b>	70,768 SF
<b>Property Type:</b>	3 Star Industrial Manufacturing			<b>Zoning:</b>	M2

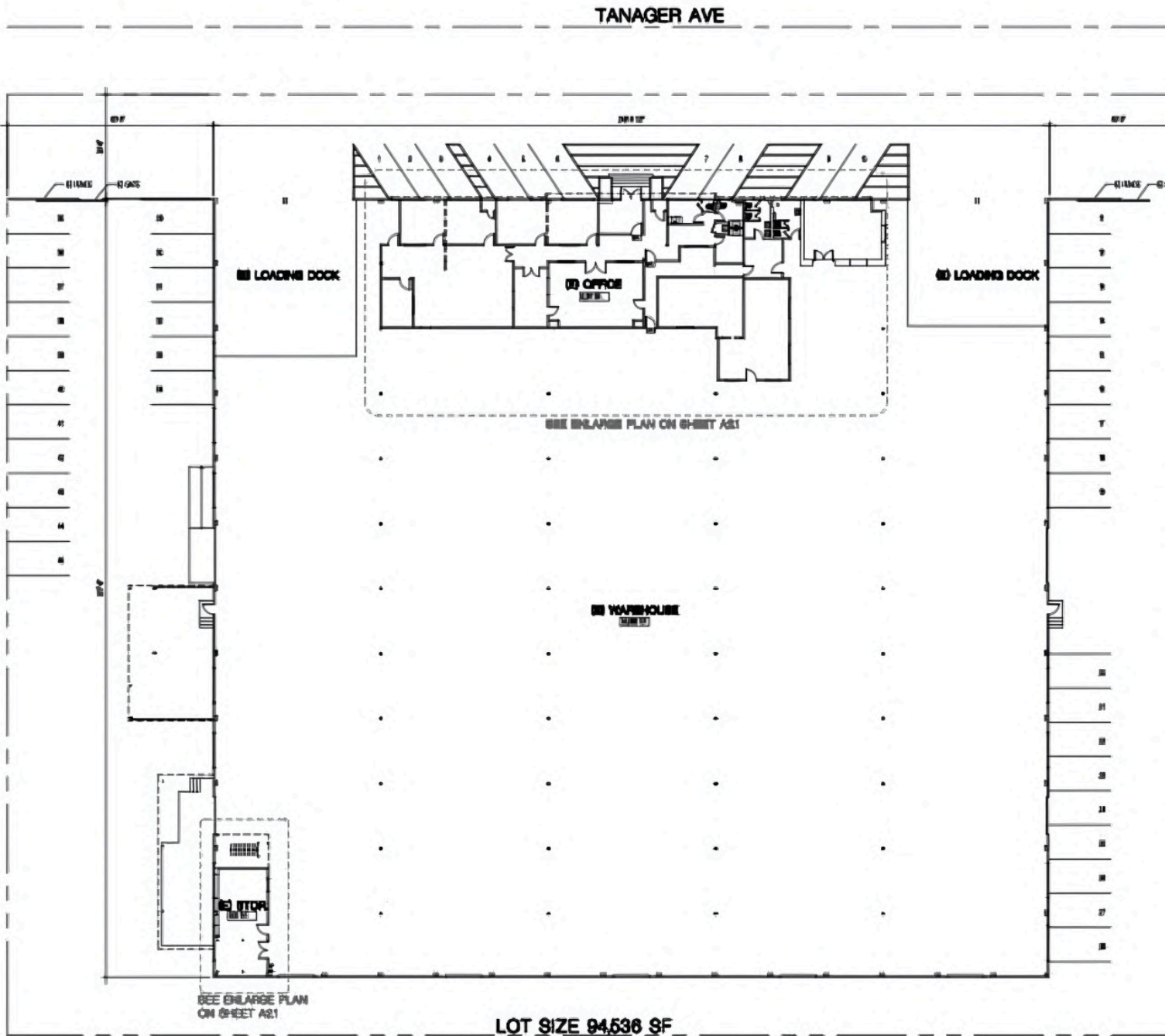
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# SITE PLAN

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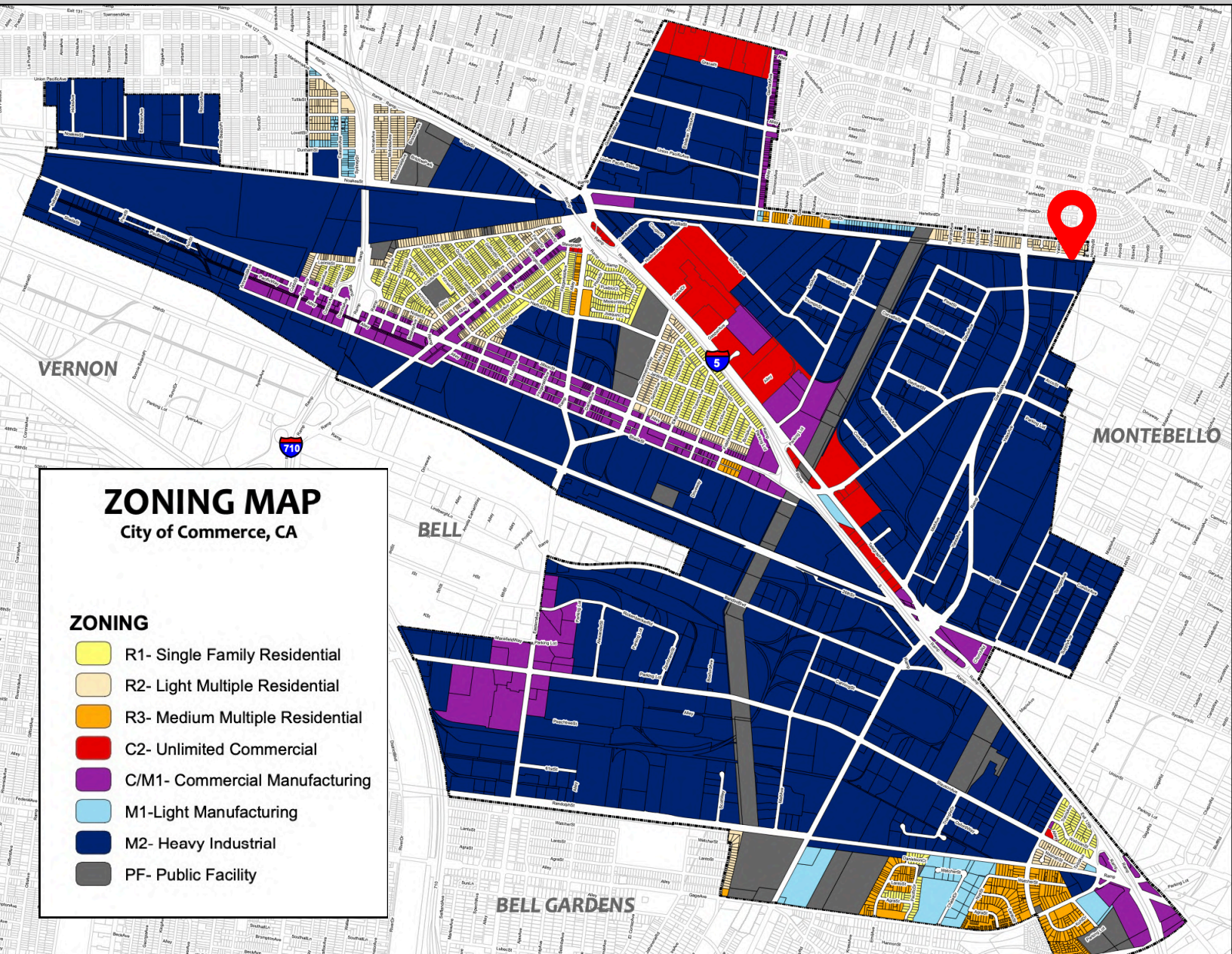
# ADDITIONAL INFORMATION

2717 TANGER AVENUE, COMMERCE, CA 90040

## Zoning Rules and Regulations

### M-2 Zoning

- Chapter 19.11 - Manufacturing Zones (Uses and Exceptions)
- <https://bit.ly/CommerceZoning>



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