



FOR LEASE ±17,820 SF INDUSTRIAL BUILDING

3014 TANAGER AVE COMMERCE, CA 90040

PRICING SUMMARY:

LEASE RATE ▶

\$24,770/ MO - \$1.39/ MO GROSS



**BUILDING WILL
BE COMPLETELY
REFURBISHED**



**ONE OF A KIND
FREE STANDING
BUILDING**



24' CLEARANCE



**1 GL, 2 DH
DOORS**



FENCED YARD

Peter D. Bacci

SIOR | Executive VP, Principal | LIC #00946253
pbacci@lee-associates.com
323.767.2022

Jeff Bethel

SVP, Principal | LIC #00158766
jbethel@lee-associates.com
562.568.2002

Caroline Bethel

LIC #02117058
cbethel@lee-associates.com
562.568.2029

Bob Drown

Associate | LIC #02163092
bdrown@lee-associates.com
626.701.2402

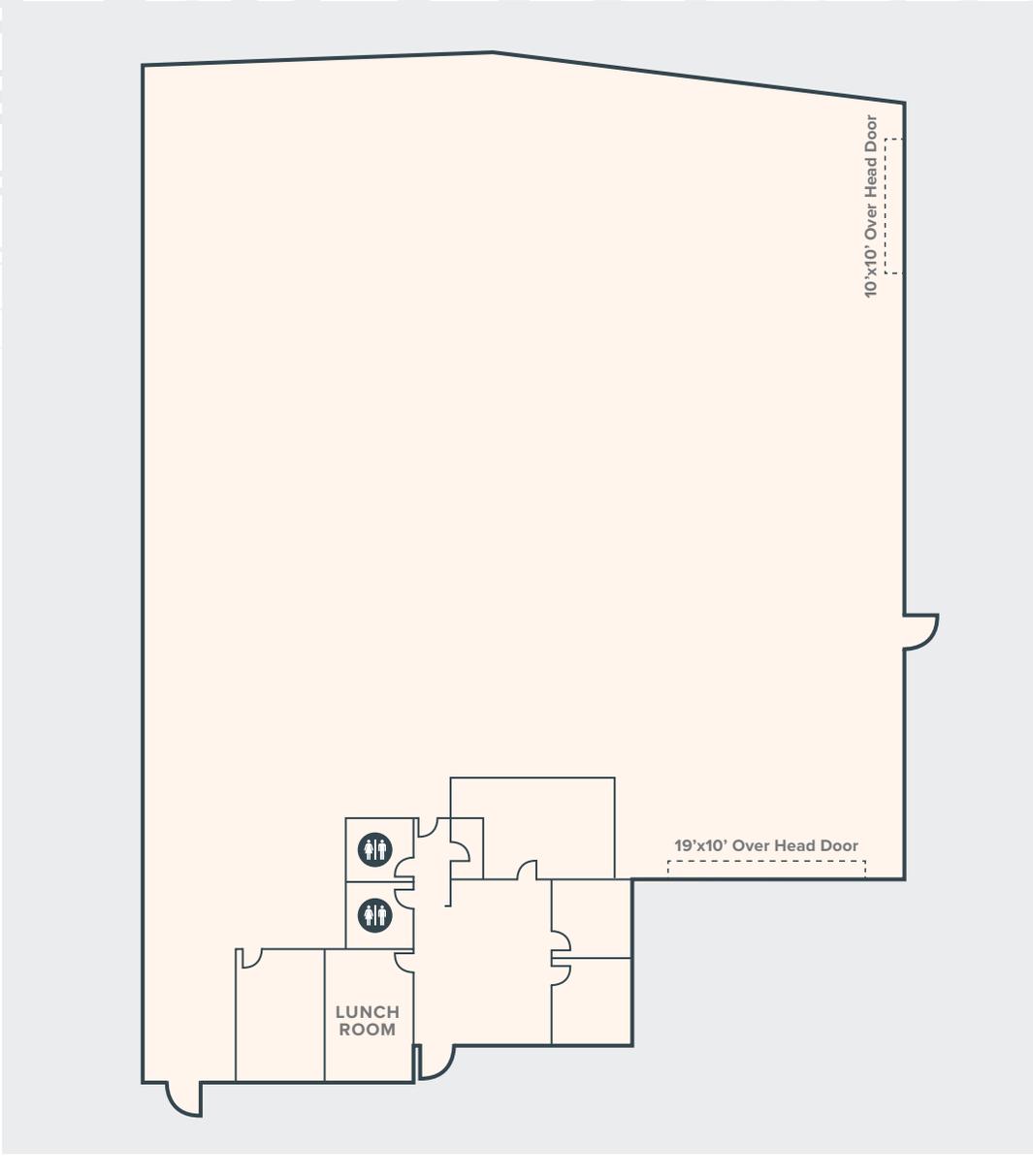


Lee & Associates - Los Angeles Central | CORP ID 01125429
5675 Telegraph Road Suite 300, Los Angeles, CA 90040

LEE-ASSOCIATES.COM

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

SITE PLAN



TANAGER AVE



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

±17,820 SF Industrial Unit

3014 Tanager Ave • Commerce

PROPERTY PHOTOS



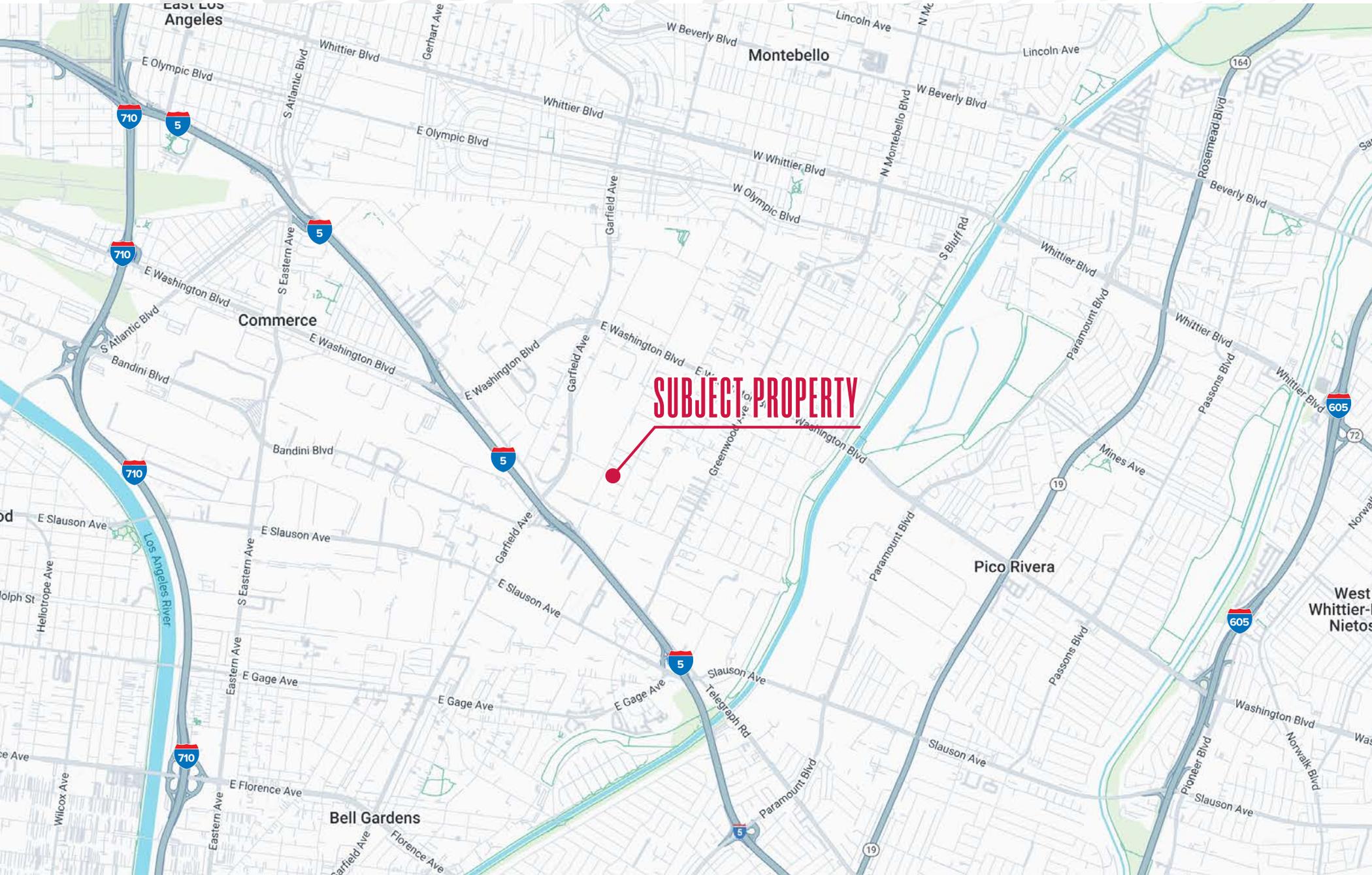
PROPERTY PHOTOS



±17,820 SF Industrial Unit

3014 TANGER AVE • COMMERCE

LOCATION MAP



±17,820 SF Industrial Unit

3014 TANGER AVE • COMMERCE

Q4 2025 | LA BASIN MARKET SUMMARY & DRAYAGE MAP



PREPARED BY:
LAC-I Research
Lejo Mammen - Director of Research
lmammen@lee-associates.com

LEE-ASSOCIATES.COM
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+

±17,820 SF Industrial Unit

3014 TANGER AVE • COMMERCE

DEMOGRAPHIC MAP



POPULATION

5 Miles	10 Miles	15 Miles	20 Miles
611,501	2,915,758	5,821,039	8,413,343



AVERAGE HH INCOME

5 Miles	10 Miles	15 Miles	20 Miles
\$107,355	\$112,278	\$121,096	\$133,923



EMPLOYEES

5 Miles	10 Miles	15 Miles	20 Miles
220,178	1,111,272	2,234,573	3,589,940

DRIVING DISTANCE FROM PROPERTY



DTLA
10 Miles



LAX
24 Miles



LA & LB PORTS
25 Miles

