

For Lease

±85,000 SF – ±24' Clear Distribution Facility with ESFR System



49 Triggs
40 Street
COMMERCE, CA

 CUSHMAN & WAKEFIELD
GILL | BURNS | YOO

Highlights



Excellent Location At The Intersection Of 5 And 710 Freeways



±12 Dock High Positions With Levelers And Ground Level Ramp



5 Freeway Frontage Next To Off-Ramp



Modern Concrete Tilt-Up Construction



Accessible To Ports And Greater LA



AVAILABLE SF
±85,000 SF



LOADING
12 DH / 1 GL



OFFICE SIZE
±11,880 SF



CONSTRUCTION
CTU



MEZZANINE
±11,800 SF



SPRINKLERED
ESFR



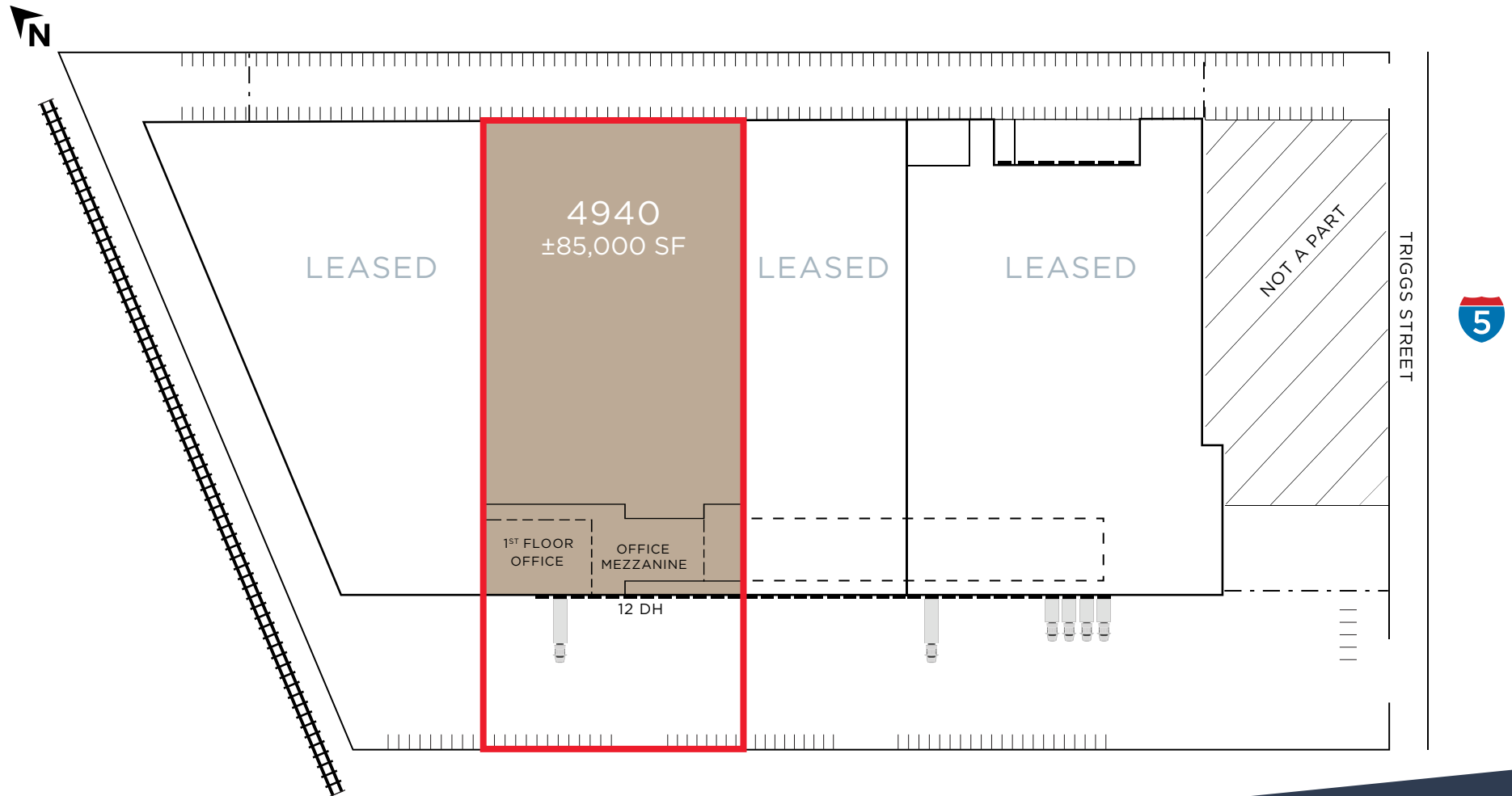
CLEAR HEIGHT
±24'



ZONING
M2



Site Plan



Accessibility



OVER 4.5 MILLION PEOPLE WITHIN
12-MILE RADIUS OF PROPERTY

Proximity to population centers is crucial for optimized Last Mile delivery



OVER 1 MILLION MILLENNIALS WITHIN
12-MILE RADIUS OF PROPERTY

Millennials make up more than half of
consumers who buy online



CENTRALIZED INFILL LOCATION WILL
REDUCE DELIVERY COSTS

Last Mile delivery accounts for 28% of
total delivery costs



EASY ACCESS TO MULTIPLE HIGHWAYS

Very close to East Los Angeles Interchange,
the busiest freeway interchange in the world

Driving Distances From Property

6 Miles DOWNTOWN LOS ANGELES

10 Miles KOREATOWN

14 Miles WEST HOLLYWOOD

15 Miles CULVER CITY

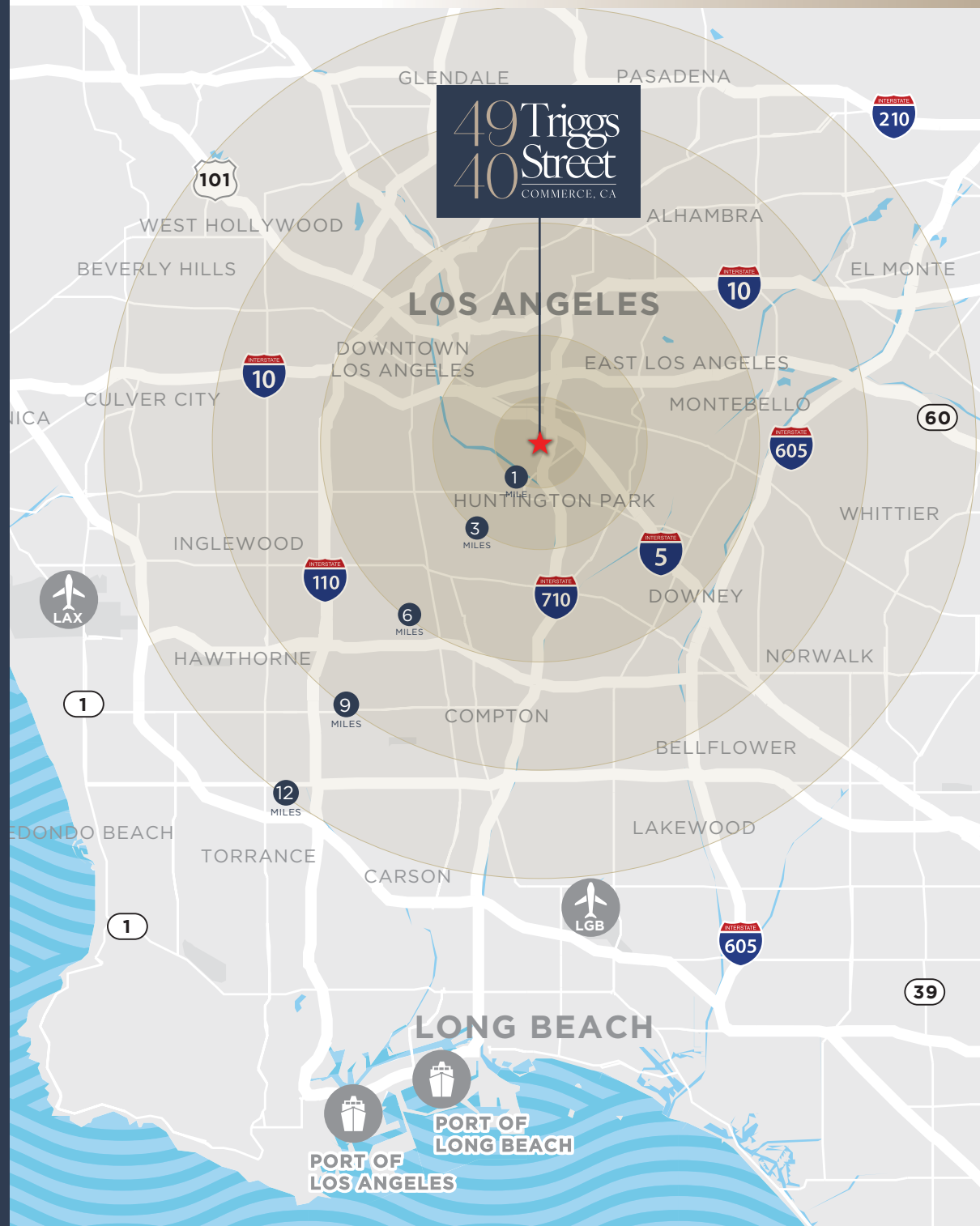
15 Miles PASADENA

16 Miles BEVERLY HILLS

20 Miles SANTA MONICA

23 Miles LOS ANGELES INTERNATIONAL AIRPORT

23 Miles PORT OF LONG BEACH



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