



REDUCED RATE

Industrial Building FOR LEASE

87,000 - 97,000 SF Building

RATE: .85/PSF Gross

Term: Negotiable

Available: 10/01/2024

**3217 GARFIELD AVE.
COMMERCE, CA 90040**



PROPERTY HIGHLIGHTS: Excellent Exposure, High Image.
Corner of Garfield Ave & Bandini Blvd. Great Access to 5 & 710 FWY

- * 87,000 - 97,000 SF Building
- * 7,000 - 17,000 SF Offices
- * Bonus 10,000 SF Covered Patio
- * Large Show Room

- * 17' Clearance Height
- * 8 Docks High, 3 Ground Level Doors
- * Fully Fenced Yard & Parking
- * Ideal for Logistics, Manufacturer

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CBD
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