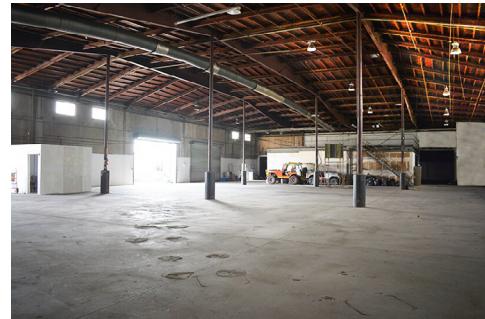


# For Lease: 2645 Yates Ave, City of Commerce 90040



Impressive curb appeal. Freshly painted. New Roof, Sprinkler System & Bathrooms

24,200 Square feet includes 2,600 sq ft office space and 1,500 mezzanine. Additional sevety seven foot dock. All new power 800 amps; 3 phases ; 4wire; 480 volts. Three stage clarifier and railroad spur.



## PROPERTY FACTS

Great location, close to Interstate 5, 710 and 605 Freeways.  
Near Washington and Garfield Off-Ramps of 5 Fwy.

Property Type: Industrial

Property Subtype: Manufacturing

Building Class: C Zoning: M2

Lot Size: 0.83 Acre

Total Rentable Building Area 24,200 SF

Tenancy: Single

Parking Ratio: 0.49/1,000 SF

21' clear ceiling height: Bow truss approx. 28'

Six dock doors. Three front, three rear.

2,600 sq. ft refurbished 2nd floor office space.

New Roof Coating as of Dec 2022 Acrylic Restoration.

Railroad Spur with three loading doors. Contact BSNF.

Contact: [EricLichtbach@gmail.com](mailto:EricLichtbach@gmail.com) or 323 236 5616

**Perfect for manufacturing, fabricating metals & plastics**

Five Position Dock - Ideal for Bobtail Trucks

Ideal for Distribution or Manufacturing.

Dock Height Doors Clear Height: 10' to 14'.

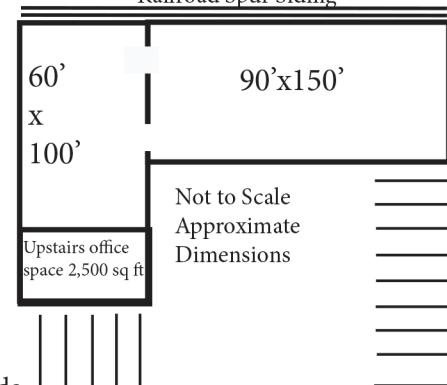
Yard: Cement and Paved

New Electrical Service: 800 AMPS of 480 Volts

3 Phase 4 Wire Power.

Additional 1,500 SF 150 PSF Mezzanine in warehouse.

Railroad Spur Siding



The information above is believed correct but there is no guaranty as to its accuracy.

Prospective Lessee is encouraged to do their own research and due diligence, including square footage measurements, zoning laws, etc.