## 5858 SMITHWAY ST COMMERCE · CA 90040 SMITHWAYSI

±44,819 SF INDUSTRIAL BUILDING ON ±98,589 SF LAND FOR LEASE









Located in the Citadel Business Center with immediate access to the 5 and 710 Freeways, 5858 Smithway Street offers ±44,819 SF of high-clearance industrial space with ±2,059 SF of office. The building features 26' clear height, five dock-high doors, one ground-level door, and a fenced, paved yard, all within walking distance to the Citadel Outlets, DoubleTree Hotel, and Commerce Casino. Built in 2004 with modern tilt-wall construction, this facility provides an efficient and professional setting for a wide range of industrial users.



Citadel Business Center



State-of-the-Art Building



ESFR Sprinklers

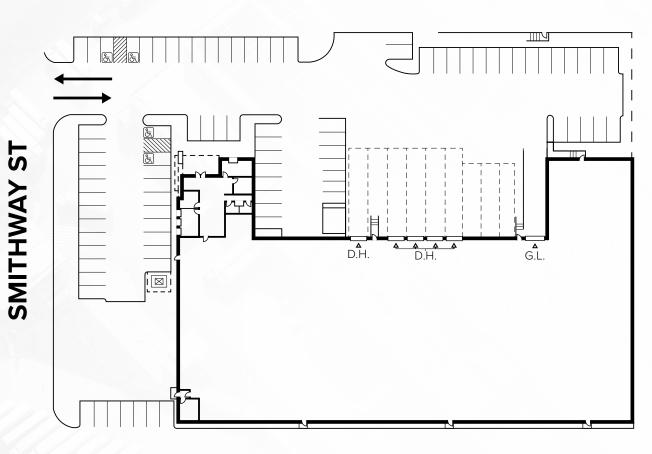


Immediate Freeway
Access

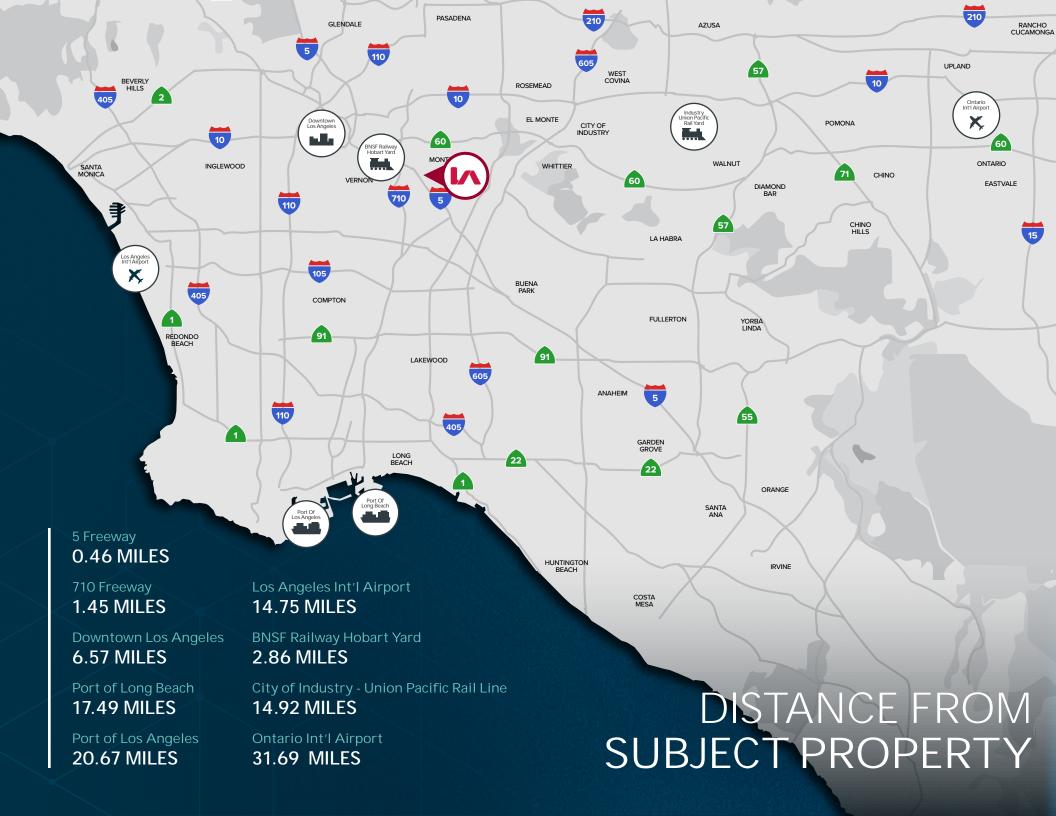


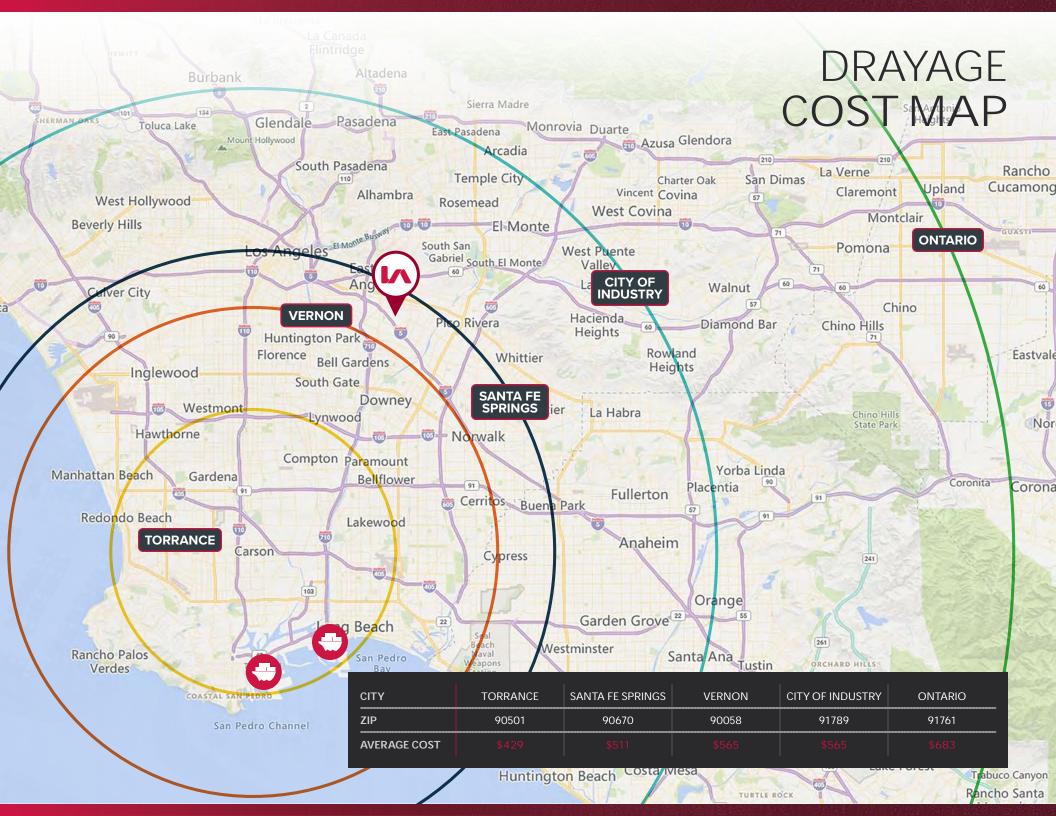
Walk to the Citadel Outlets, Doubletree Hotel, Crown Plaza & Commerce Casino

Available SF	±44,819 SF
	±98,589 SF / ±2.26 Ac
	±4,783 SF
	6336-024-021
	M2
Year Built	2004
Construction Type	Tilt-Wall
Restrooms	4
Yard	Fenced & Paved
	26'
	1
DH Doors	5
Sprinklered	ESFR
Power	A: 600 V: 277/480 Ø: 3 W: 4
Warehouse HVAC	No
Possession Date	Immediate
Vacant	Yes
	Commerce/Vernon









5858 SMITHWAY

For More Information, **Please Contact** 

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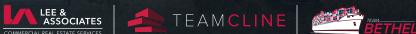
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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.