

**FOR
SALE**

±96,394^{SF} INDUSTRIAL FACILITY ON ±191,168^{SF} OF LAND
5331-5333 E SLAUSON AVE | COMMERCE, CA 90040

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



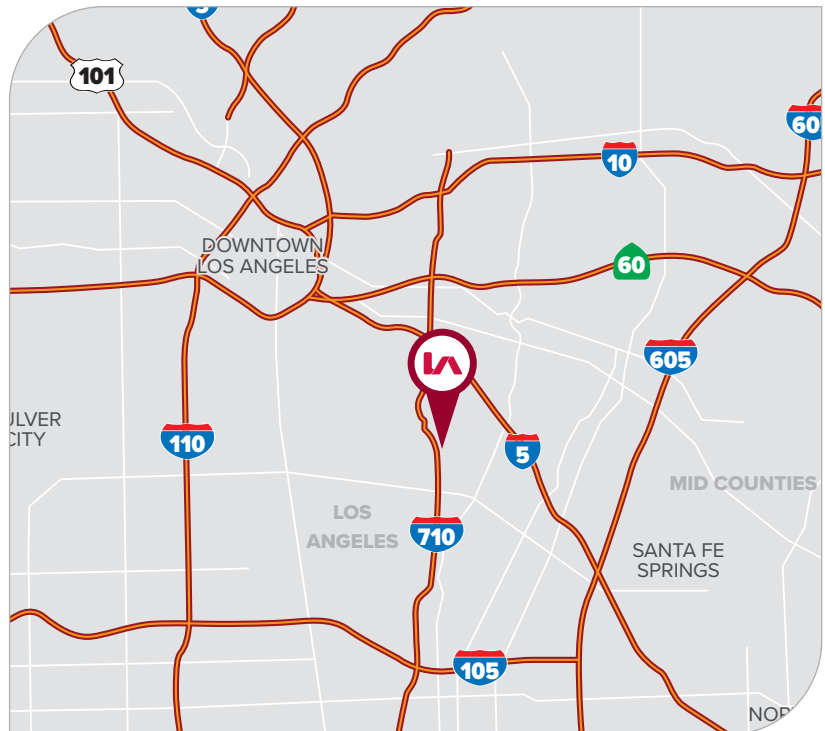
PROPERTY HIGHLIGHTS

- Prime Free-Standing Concrete Tilt-Up Facility
- Strategic “L.A. Central” Market Location
- Excellent Frontage – 710 FWY & Slauson Ave.
- 18’-23’ Clear-Height - Fully Sprinklered
- Multiple Dock-High (18) & Ground-Level Doors (9)
- Heavy Power - 4,000A @ 240V, 3Ph, 4W (Verify)
- Multiple Cranes - Three 5-Ton / One 2-Ton
- Solar Panel Power Generation (Majority of Roof)
- Divisible Bldg. - Down to Approx. 42,000 SF
- Multiple Existing Floor Drains
- Fully Fenced & Gated Yard - 3 Curb Cuts
- Rail Served Building (2 Doors Active w/ BNSF)
- Additional Income from Existing Billboards
- Industrial User Friendly Commerce M2 Zoning

PRICING SUMMARY

ASKING PRICE

\$28,900,000
(\$299.81/SF)



FOR MORE INFORMATION, PLEASE CONTACT



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1201 N Main St, Los Angeles, CA 90012

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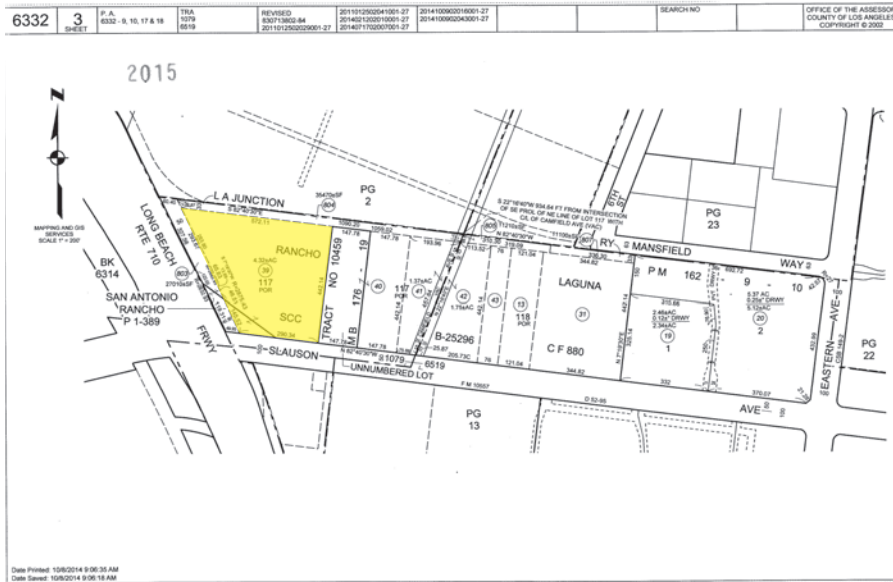
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PARCEL MAP



PROPERTY SUMMARY

TOTAL BUILDING SF	± 96,394
TOTAL LAND SF	±191,168
CLEAR HEIGHT	18' - 23' Clear
LOADING DOORS	18 - DH / 9 - GL
POWER (VERIFY)	4,000A @240V, 3Ph, 4W
CRANES	Three 5-Ton / One 2-Ton
SPRINKLERED	Yes
RAIL SERVICE	Active Spur (BNSF)
CONSTRUCTION	Concrete Tilt-Up
ZONING	Commerce M2
YEAR BUILT	1942 / 1960 / 1979
APN	6332-003-039
OTHER	Solar / Floor Drains / Billboard



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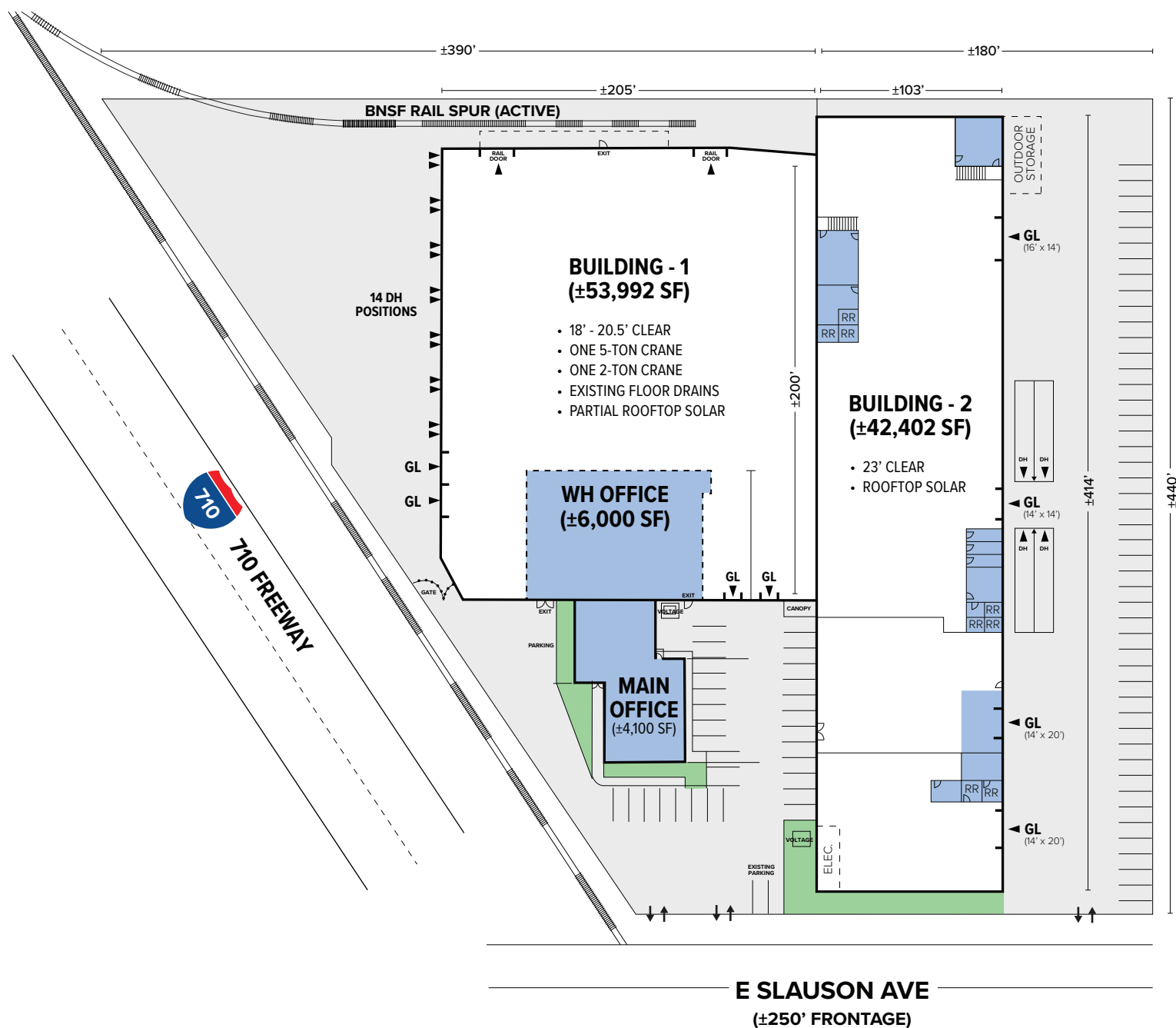
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SQUARE FOOTAGE

BLDG 1	±53,992 SF
BLDG 2	±42,402 SF
TOTAL	±96,394 SF

* WH offices are not to scale and approximated. Buyer to verify all aspects of property independently.

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5331 E SLAUSON - WAREHOUSE



5333 E SLAUSON - WAREHOUSE



5331 E SLAUSON - MAIN YARD (14 DOCKS)



5333 E SLAUSON - MAIN YARD (4 DOCKS)



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