

# FOR LEASE

±60,000 SF INDUSTRIAL  
MANUFACTURING/WAREHOUSE  
FACILITY ON ±139,628 SF (±3.21 AC)  
OF INDUSTRIAL LAND

# 2501 S MALT AVE

COMMERCE | CA 90040



FOR MORE INFORMATION, CONTACT ►

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# PROPERTY HIGHLIGHTS

- Excellent Industrial Manufacturing/Warehouse Facility with Expansive Yard
- Heavy Well Distributed Power
- LED Warehouse Lighting
- Multiple Skylights
- Foil Insulated Ceiling
- Sprinklered Throughout
- Covered Dock Area with Concrete Loading Area
- (3) Dock High Loading Positions with EOD Levelers
- Multiple Ground Level Loading doors
- Large Fenced Yard Area with Outdoor Storage Capabilities
- 94 Fenced Parking Spaces with Automatic Gate - Multiple Parking Areas
- Beautiful Freestanding Office Building with Upgrades (HVAC Throughout, Polished Concrete Floors, Break Room & Patio)
- Seismic Retrofit Completed
- Desirable Commerce Location
- Immediate 5 Freeway Access



**LEASE RATE**

**\$1.15/SF NNN (\$69,000/Mo NNN)**  
Estimated OPEX: \$0.24/SF

# PROPERTY DETAILS



BUILDING SIZE

±60,000 SF



LAND SIZE

±139,628 SF / ±3.21 AC



YEAR BUILT

1956



YEAR RENOVATED

2001



ZONING

CMM2\*

PROPERTY TYPE

Industrial

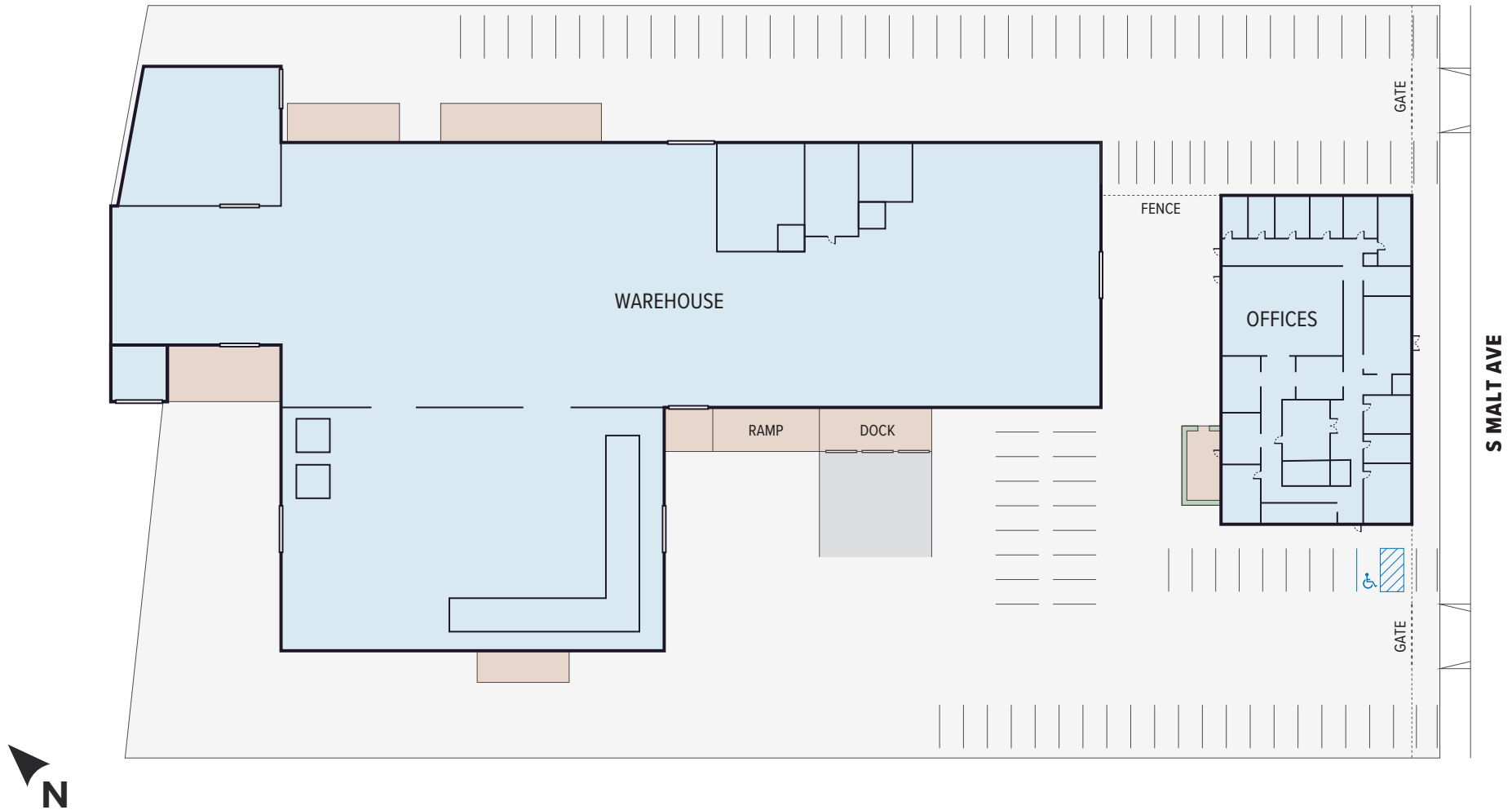


APN

6336-009-034



# PROPERTY SITE PLAN



**NOTE:** Drawing not to scale. All measurements and sizes are approximate. Buyer/Lessee to verify.

# PROPERTY PHOTOS

OFFICE ENTRANCE



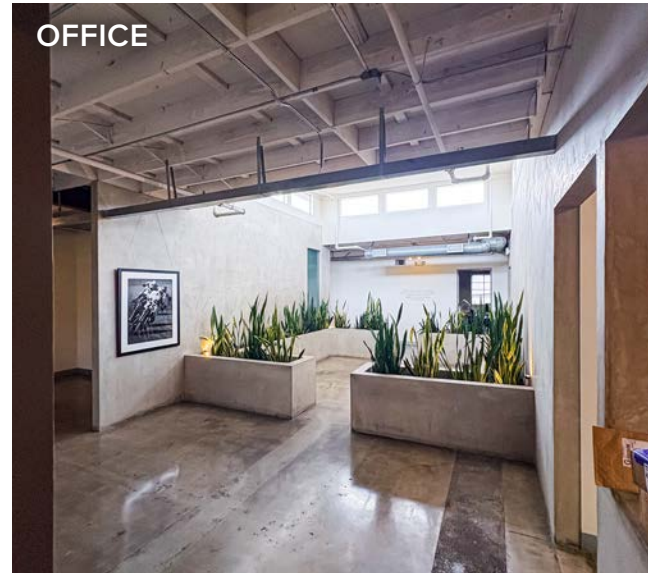
OFFICE



OFFICE



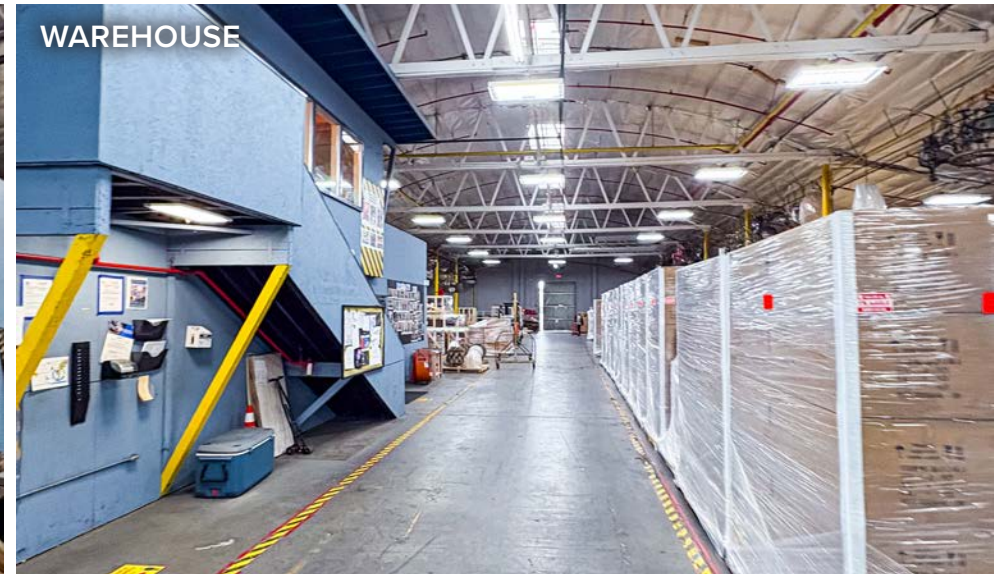
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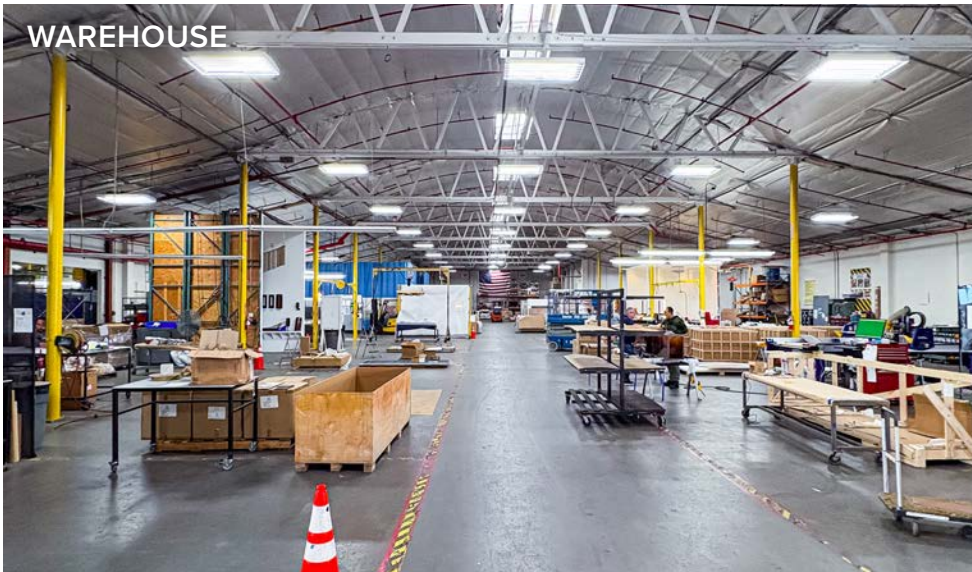
OFFICE KITCHEN



# PROPERTY PHOTOS



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GATED PARKING



OFFICE PATIO



DOCK HIGH LOADING



# PROPERTY PHOTOS

YARD



YARD

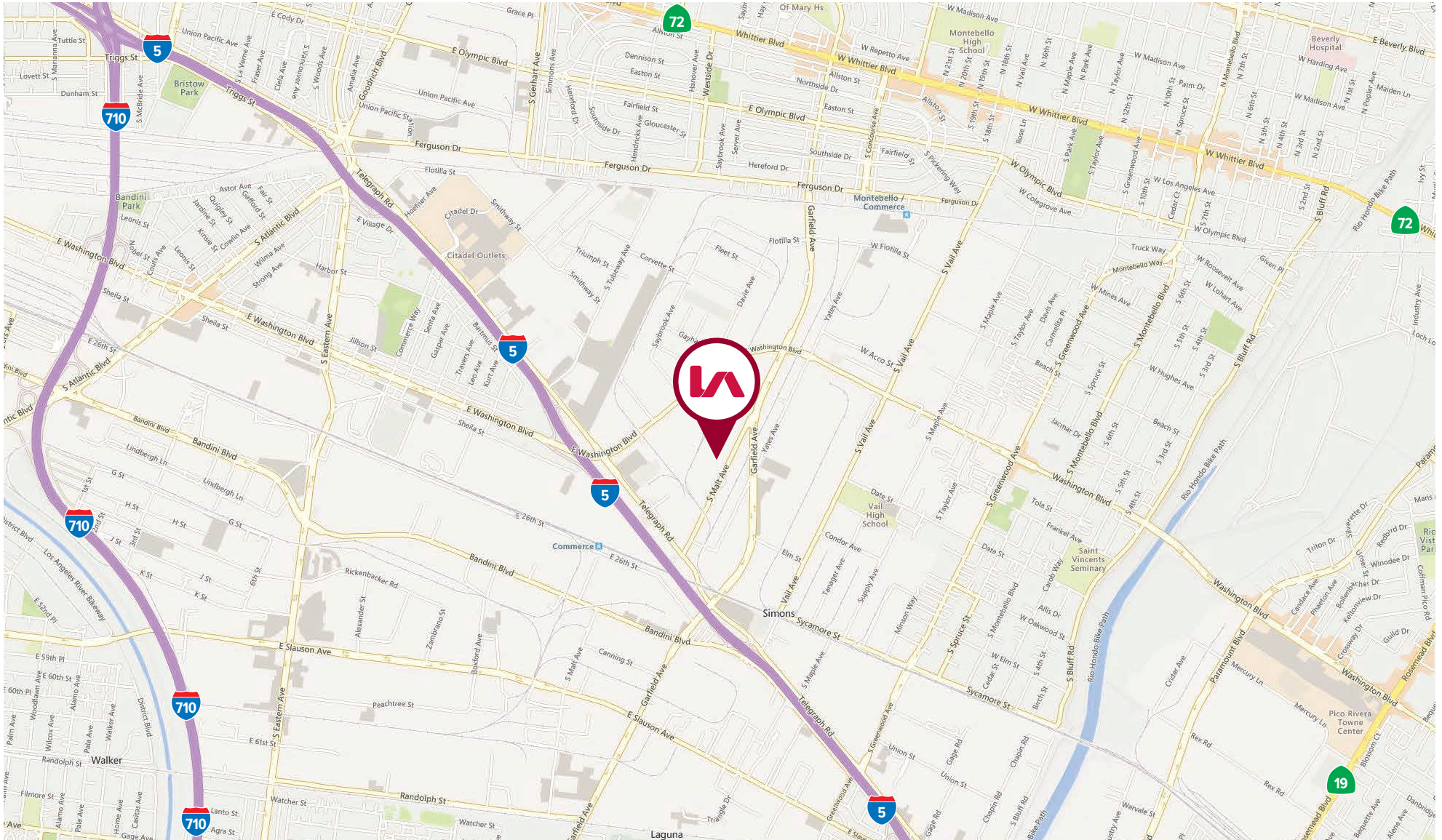




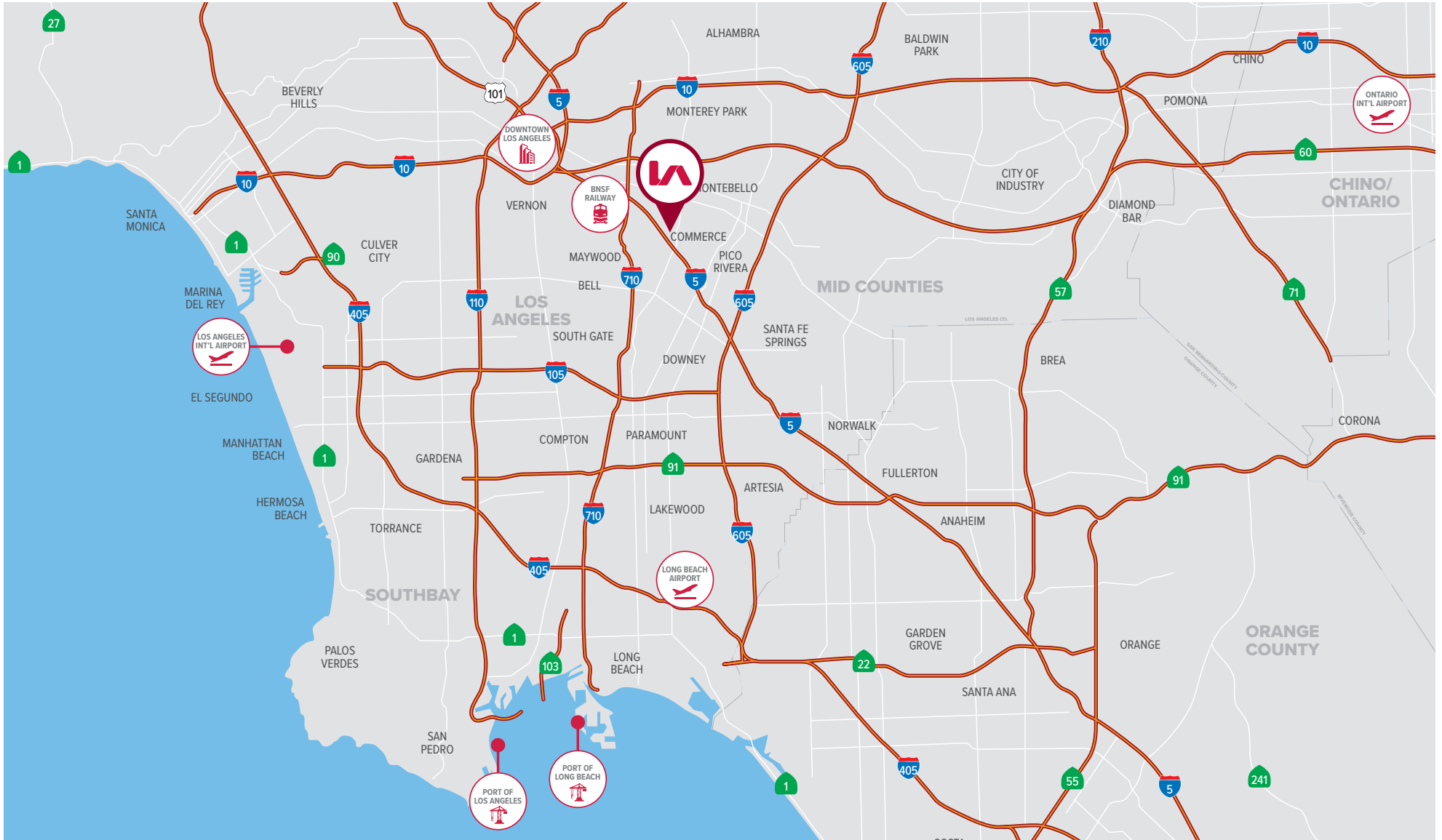
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# LOCATION MAP



# REGIONAL MAP



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DOWNTOWN LOS ANGELES

7.70 MILES

BNSF RAILWAY HOBART YARD

3.62 MILES

LOS ANGELES INT'L AIRPORT

15.28 MILES

PORT OF LONG BEACH

17.81 MILES

PORT OF LOS ANGELES

19.87 MILES

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