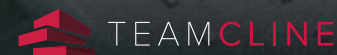


5828
SMITHWAY ST
COMMERCE • CA 90040

GASPAR AVE

SMITHWAY ST

**±28,548 SF INDUSTRIAL BUILDING
ON ±59,904 SF LAND FOR LEASE**





Located just behind the Citadel Outlet Mall and minutes from the 5 and 710 Freeways, 5828 Smithway Street offers $\pm 28,548$ SF of functional industrial space with 25' clear height, four dock-high doors, one ground-level door, and $\pm 4,272$ SF of office, including a bonus mezzanine conference room. The site includes a 170' truck court, ESFR sprinklers, and on-site truck parking, making it an excellent fit for distribution or logistics users seeking a central Commerce location.



Located Behind the
Citadel Outlet Mall &
Commerce Casino



Strong Freeway
Access - Minutes From
the 5 & 710 Fwys



61' Concrete Truck
Aprons - 170' Court



4 Truck
Parking Spots



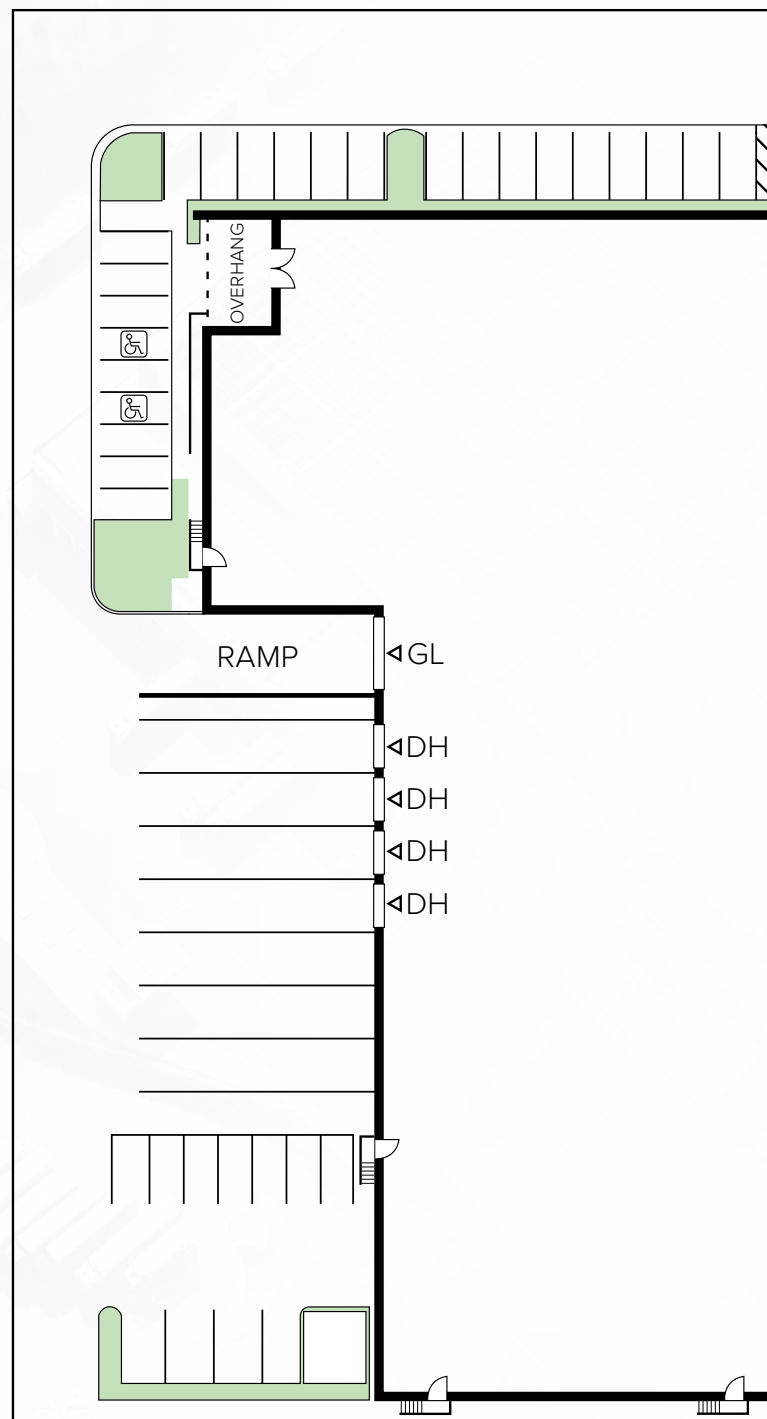
ESFR
Sprinklers



Bonus ± 924 SF
Mezz Office &
Conference Room

Available SF	±28,548 SF
Prop Lot Size	±59,904 SF / ±1.38 Ac
Office Size	±4,272 SF
APN	6336-024-020
Zoning	CMM2
Year Built	2004
Construction Type	Tilt-Wall
Yard	Yes
Restrooms	4
Clear Height	25'
GL Doors	1
DH Doors	4
Sprinklered	ESFR
Power	A: 400 V: 277/480 Ø: 3
Possession Date	Now
Vacant	Yes
Market/Submarket	Commerce/Vernon

PROPERTY INFORMATION

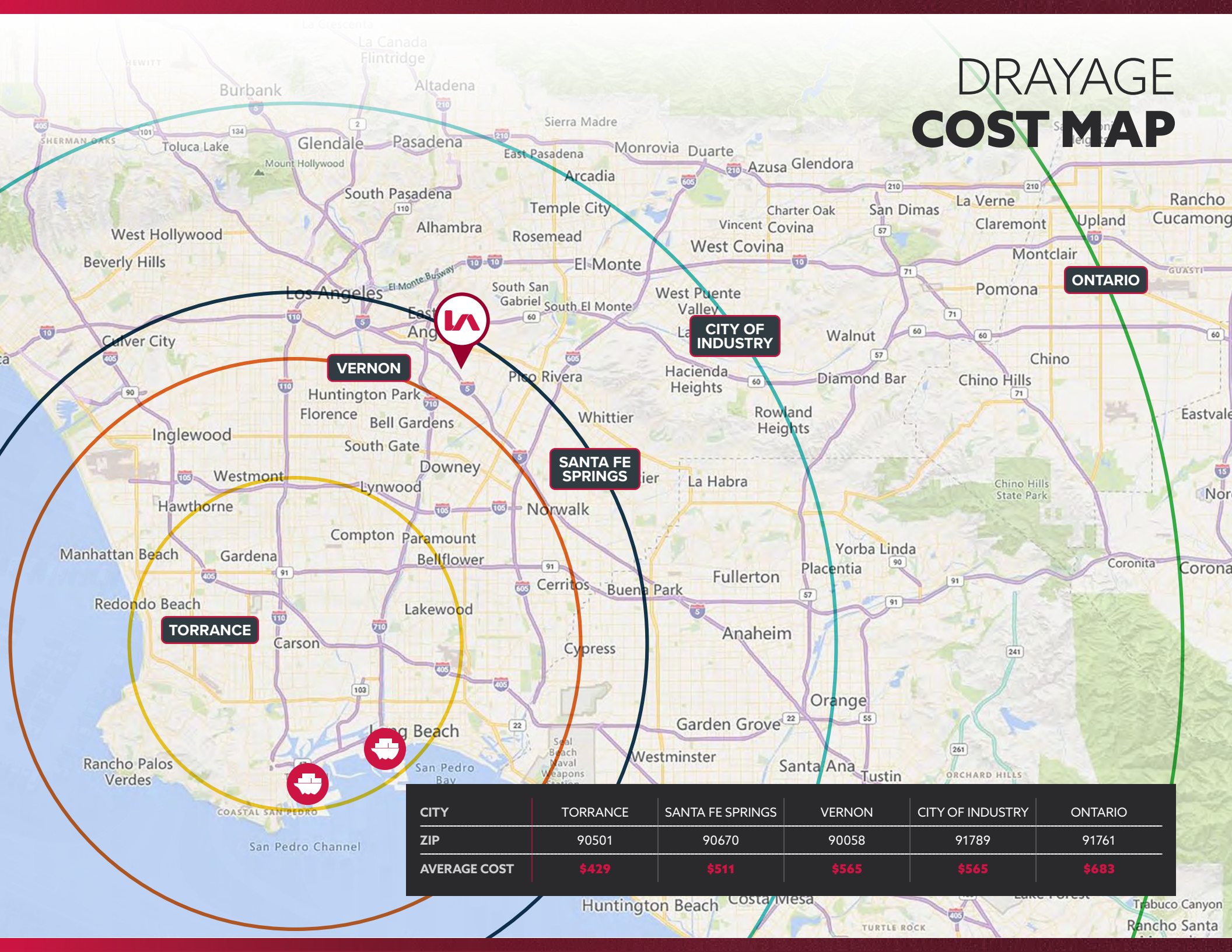


PROPERTY SITE PLAN

NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify



DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$429	\$511	\$565	\$565	\$683

For More Information,
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TEAMCLINE



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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.