

OFFERING MEMORANDUM

FOR LEASE

INDUSTRIAL WAREHOUSE AND DISTRIBUTION SPACE



±9,600 SF
INDUSTRIAL BUILDING



5720-5722 UNION PACIFIC AVE
COMMERCE, CA 90022

PRESENTED BY:

Garrett Hill

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Matthew Artukovich

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PROPERTY DESCRIPTION

Building Size: ±9,600 SF

DH Positions: 2

Clearance: 19'

Load: 40' or 53' Containers

Parking: 10 Spaces

Zoning: M2

Year Built: 1965

ASKING PRICE

Lease Rate: \$

DEMOGRAPHICS

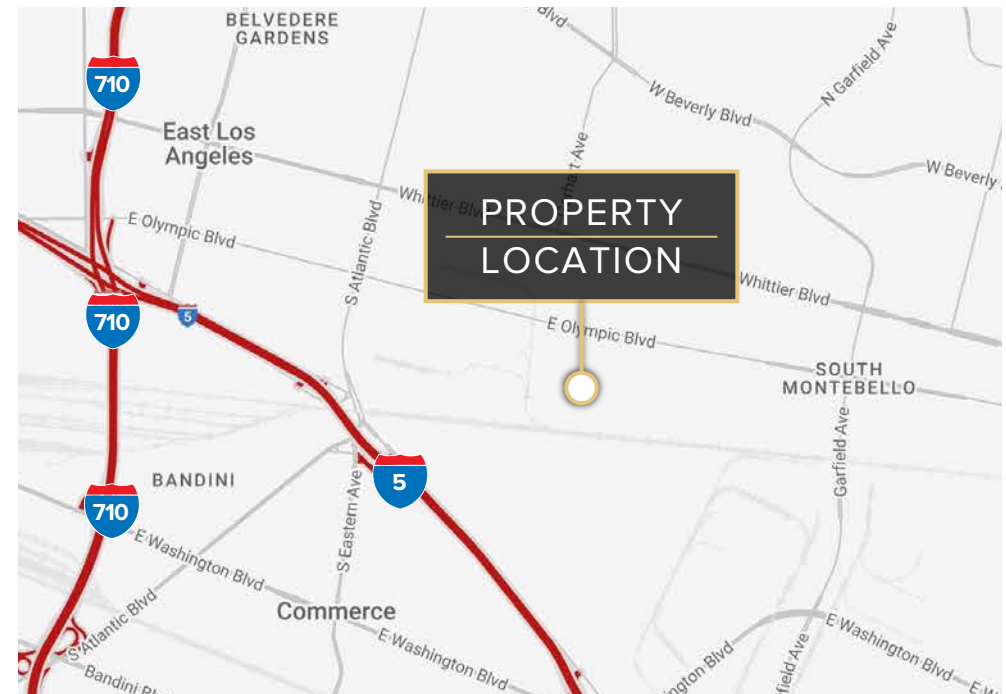
	5 MILE	10 MILES	15 MILES
Population:	696,684	3,269,686	5,892,619
Average HH Income:	\$104,249	\$111,441	\$126,667
Employees:	254,448	1,133,288	2,417,695

PROPERTY DETAILS

Unit B offers ±9,600 square feet of industrial warehouse and distribution space within a larger multi-tenant facility. The suite includes approximately 19-foot clear height, two dock-high loading doors, and 400-amp, three-phase power.

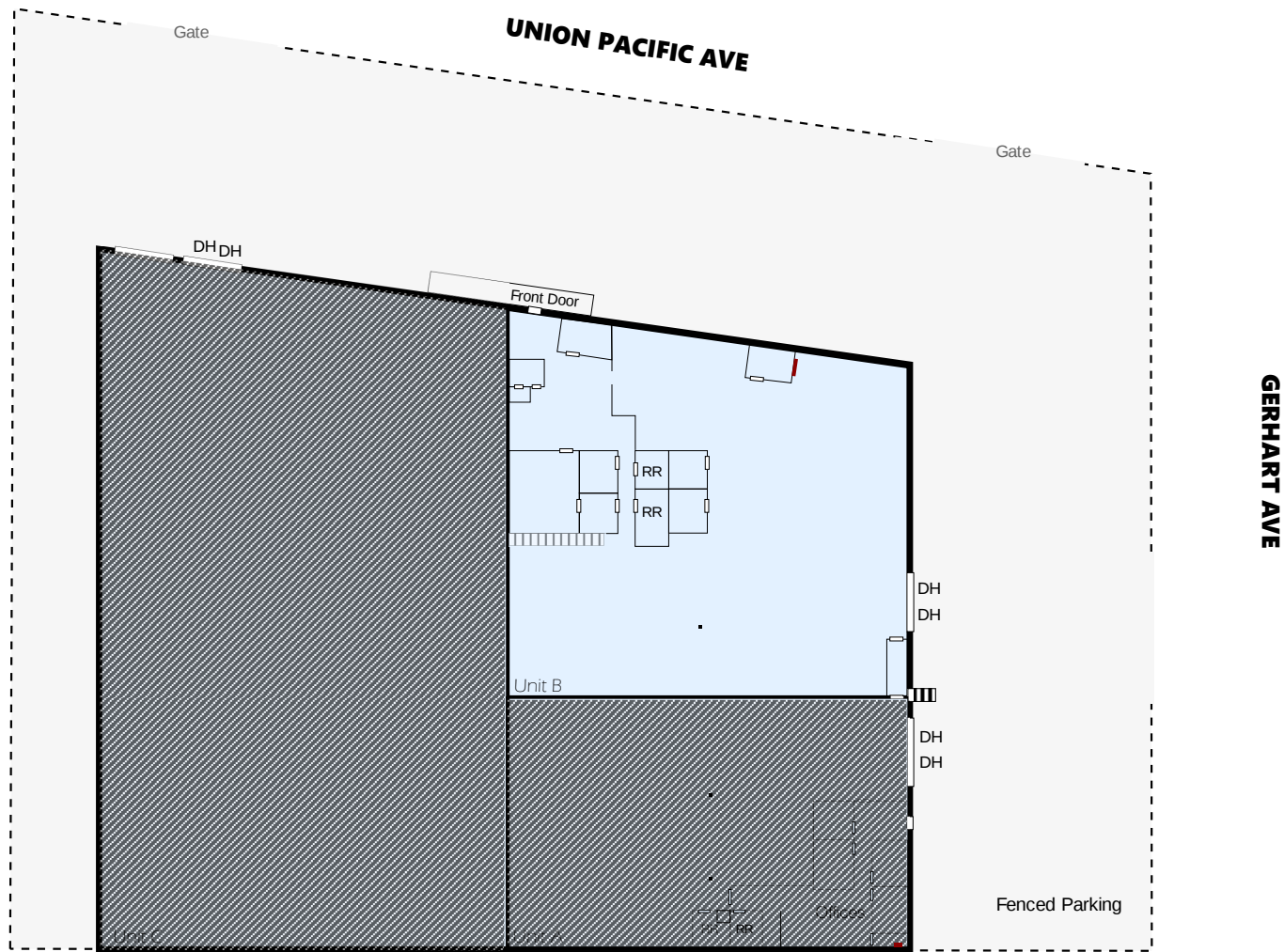
The space can accommodate 40-foot and 53-foot containers and includes access to a shared fenced yard and parking lot, with approximately 10 parking spaces allocated to the suite.

Located approximately one block from the 5 freeway with quick access to the 710, the property provides convenient access throughout the Los Angeles industrial market.





SITE PLAN



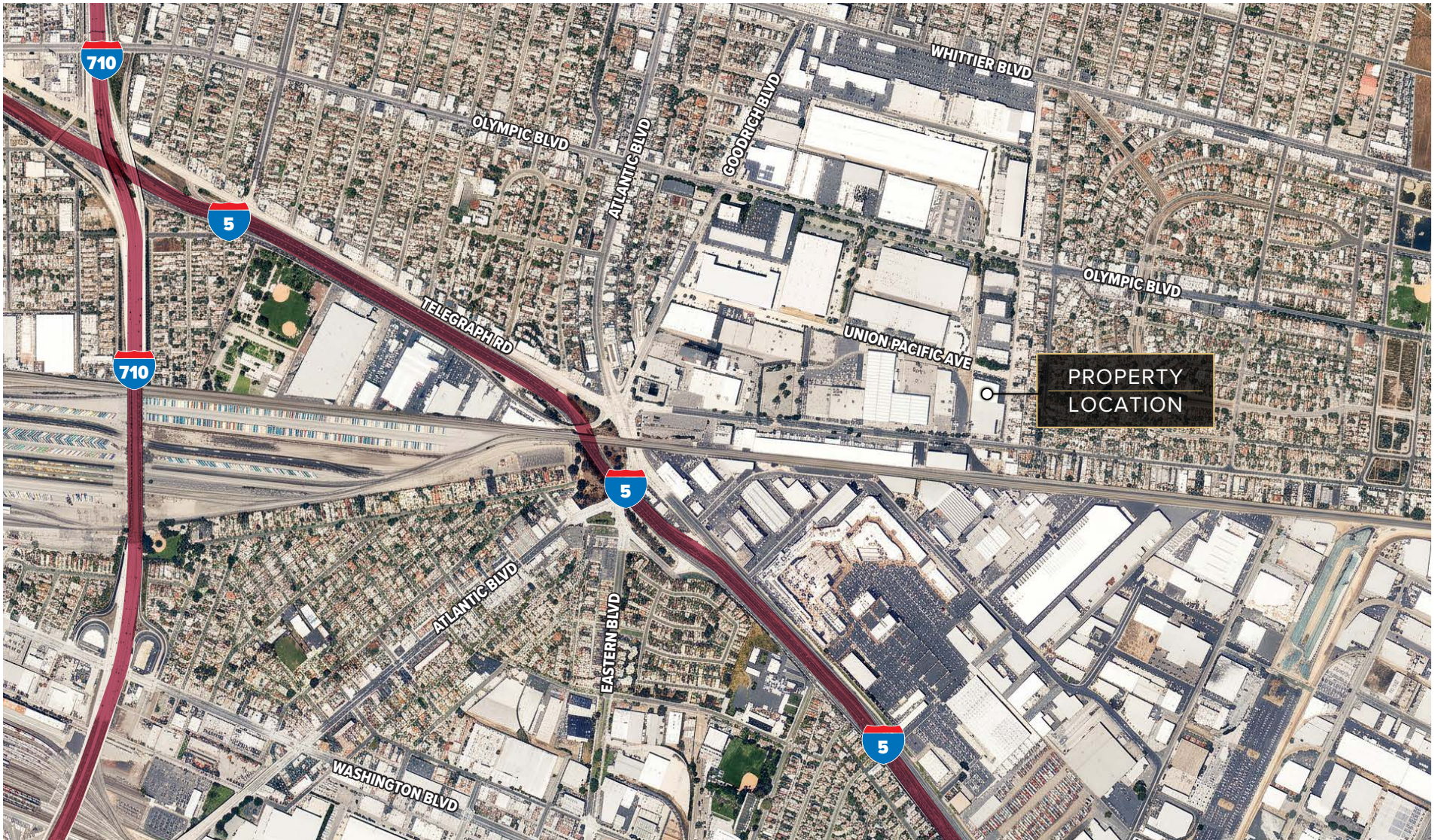
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representations about it, it is your responsibility to independently confirm its accuracy and completeness. Map is not to scale. All measurements are approximate.

PROPERTY AERIAL





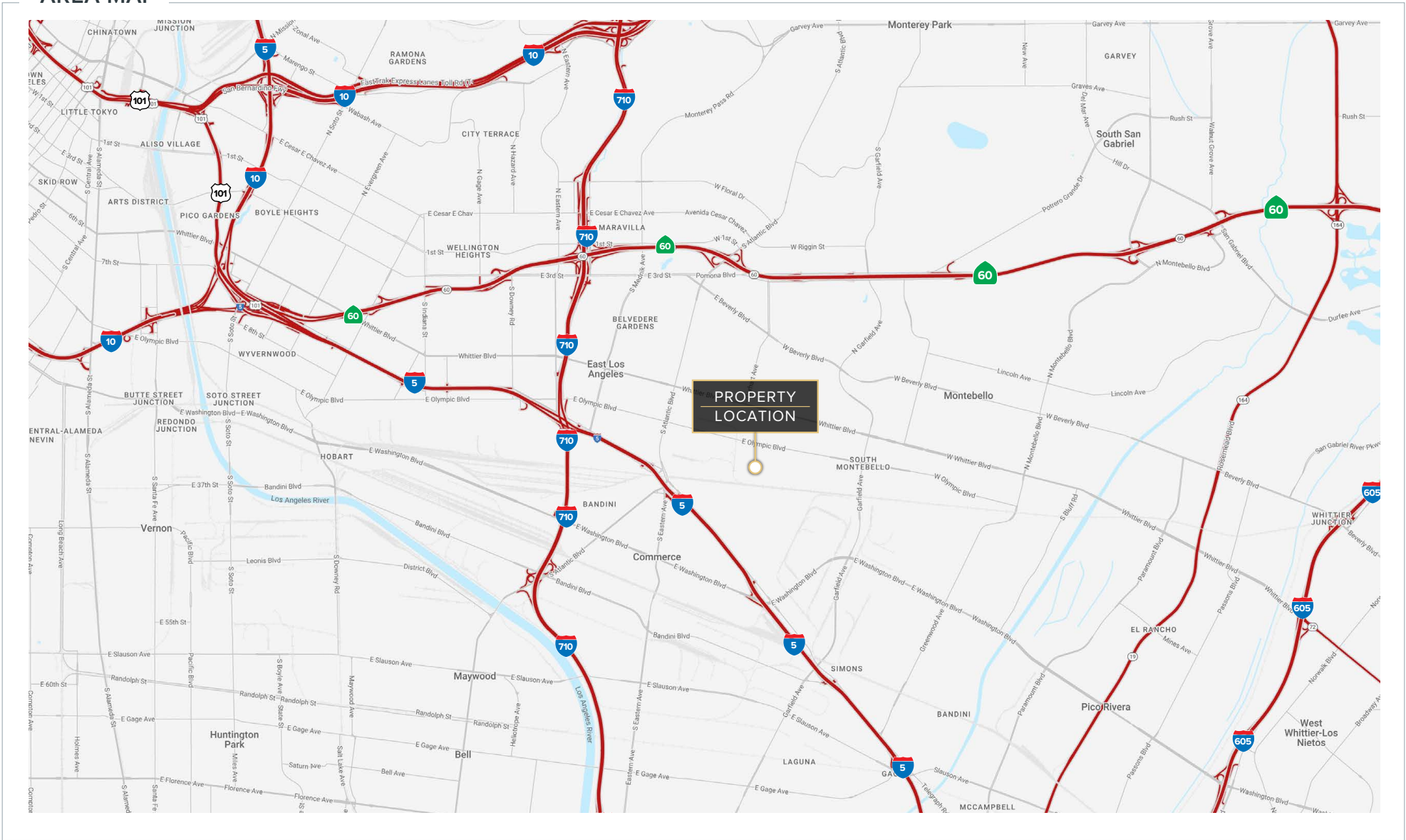
LOCATION AERIAL



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AREA MAP



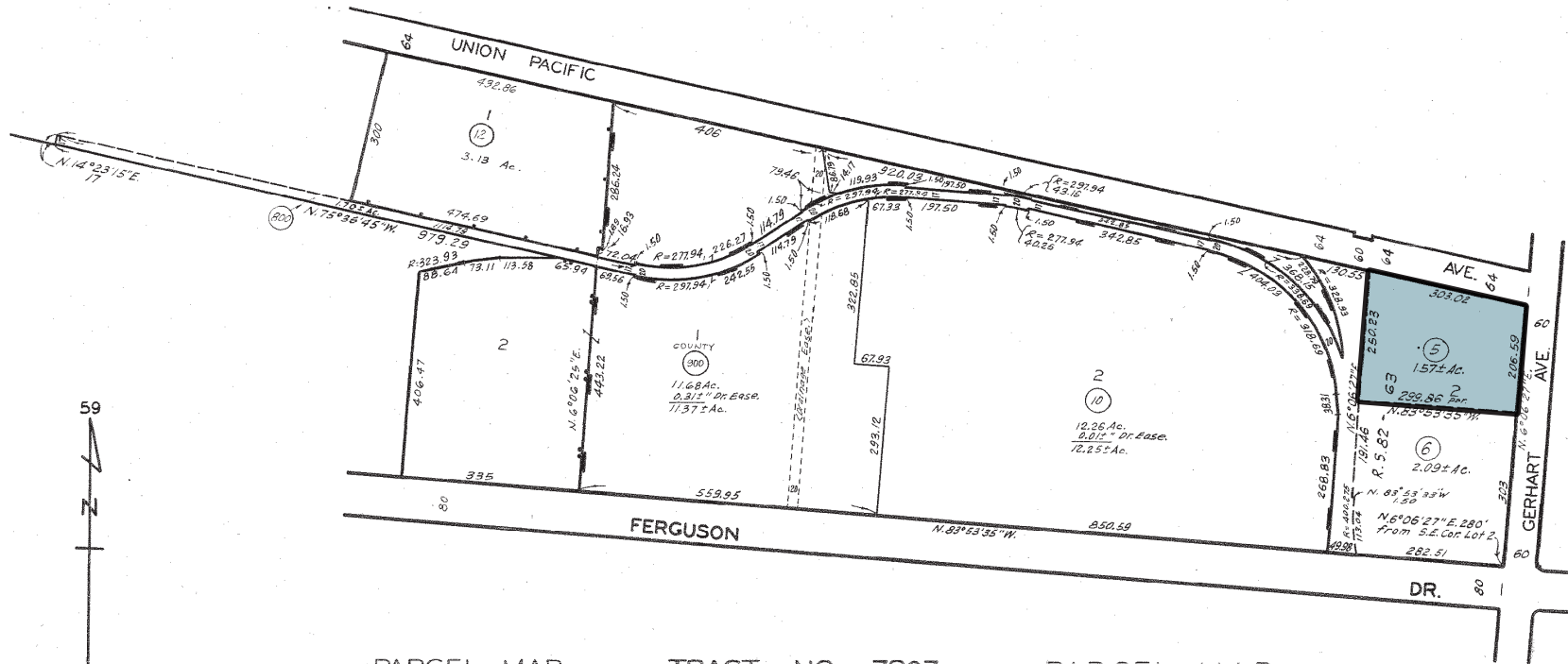


PARCEL MAP

6340 17
SCALE 1" = 200'

2006

10-5-65
060514
Revised
3-29-60
3-29-61
5-5-64
6-1-64
671214.125
681204
760914.102
770823.805
841228401-85
920126
2005/2063200/001-23



PARCEL MAP
P.M. 68-7-8

TRACT NO. 7207
M. B. 115 - 17 - 18

PARCEL MAP
P.M. 46-94

PARCEL MAP
P.M. 9-97

CODE
12462

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