

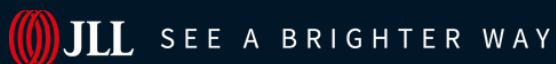


For lease

5555 E. Slauson Avenue, Commerce, CA

±91,010 SF “Class A” Warehouse

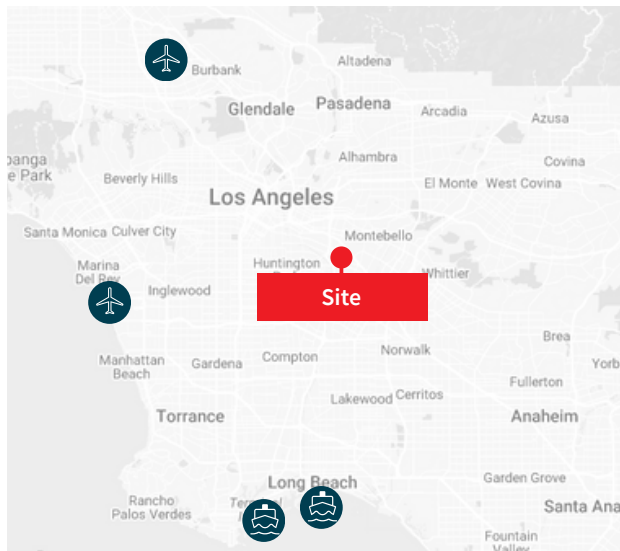
State-of-the-Art Building with Two-Story Office



State-of-the-Art Advantage

Located in Commerce, 5555 E. Slauson offers $\pm 90,010$ SF of “Class-A” warehouse space including a two-story office ($\pm 9,994$ SF) for distribution or manufacturing use. The free-standing building has a advantageous location near central highways.

Secured truck court with 6 trailer storage stalls



Unmatched Property Specifications

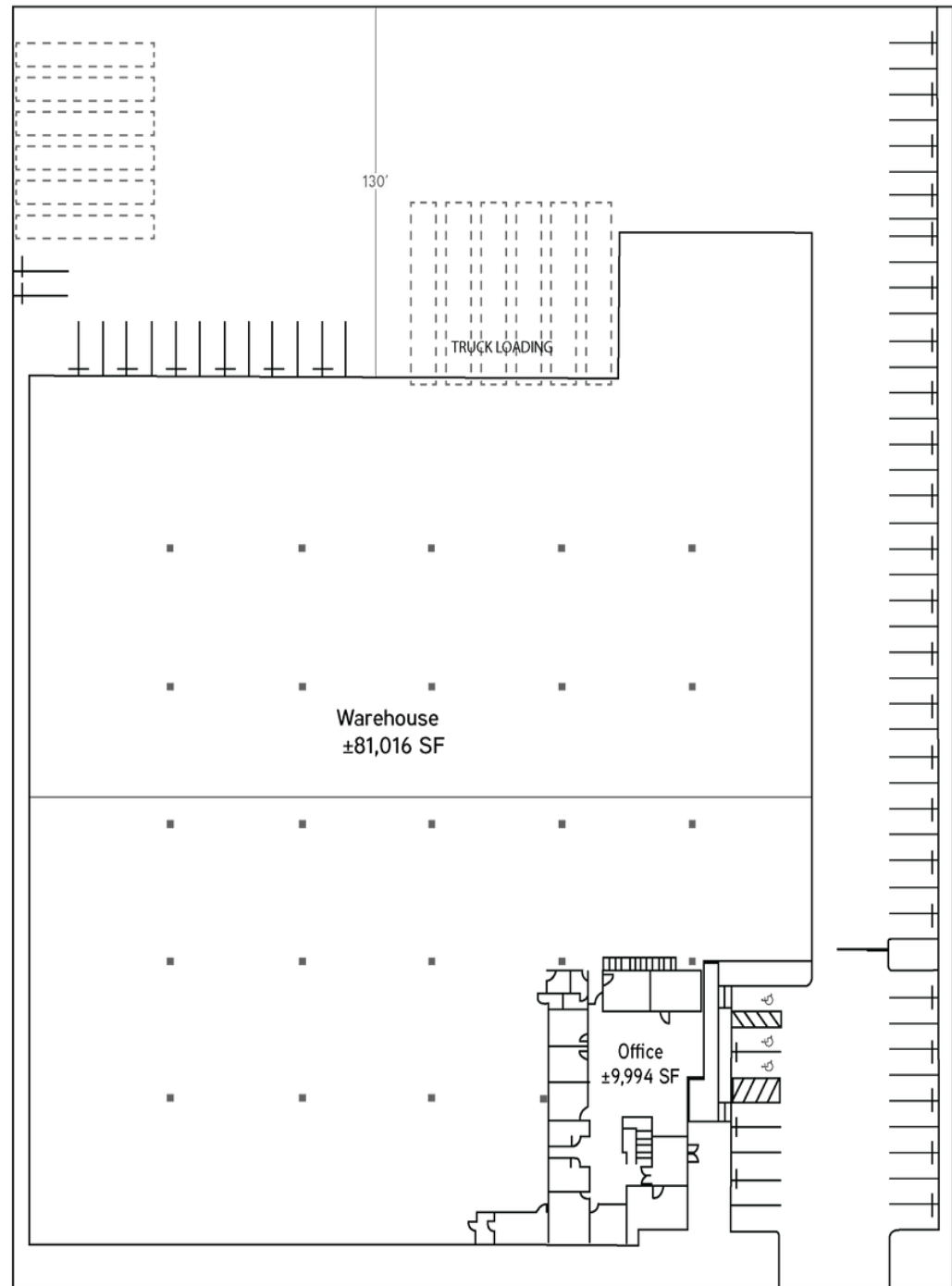
- High-image “Class A” building
- Enhanced fire safety with an ESFR sprinkler system
- Ample vertical space with a minimum of 32' clear height
- Efficient loading and unloading with six dock-high positions
- Six convenient on-site trailer parking spaces
- Immediate and quick access to 710 & 5 freeways
- Suitable for heavy power usage

Building Overview & Site Plan

Total Building SF	±90,010 SF
Two-Story Office	±9,994 SF
Sprinkler System	ESFR
Dock High Doors	Six (6)
Ground Level Doors	One (1)
Ceiling Height	32' Minimum
Power	800A 480V 3Phase

Features:

- Fully fenced and secured yard
- 76 parking spaces
- Six (6) trailer storage stalls



Area Map

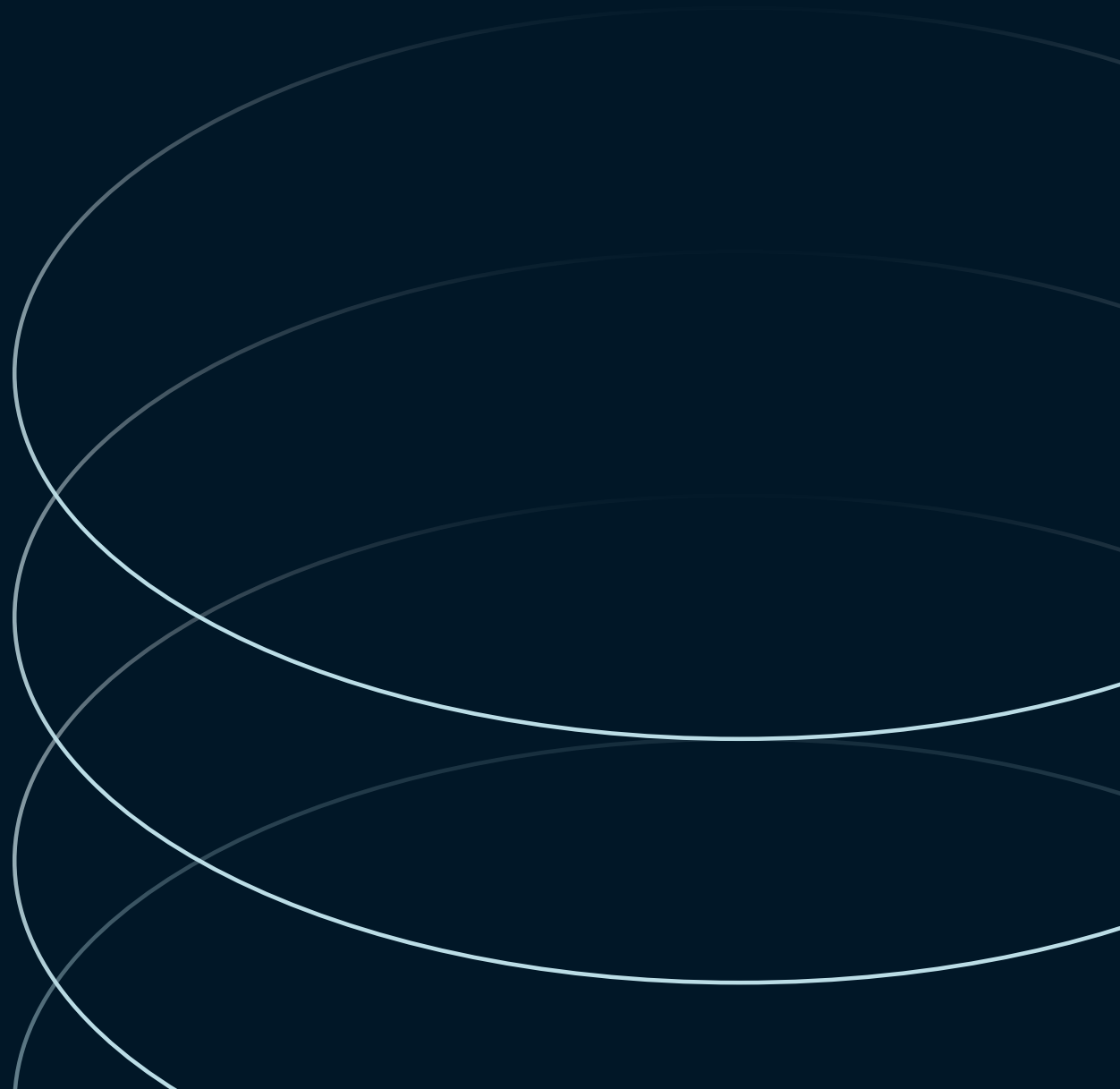
**Intermodal Hubs, Airports, Ports
(Distance from 5555 Slauson)**

	1	4 Mile		1	4 Miles
	2	21 Miles			19 Miles
	3	14 Miles			20 Miles
	4	18 Miles			22 Miles

LA/LB Ports
 LAX Airport
 BUR Airport

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	1	4 Mile		1	4 Miles
	2	21 Miles	LA/LB Ports		19 Miles
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	4	18 Miles	BUR Airport		22 Miles



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