2187 GARFIELD AVENUE

AVAILABLE FOR LEASE
Commerce, CA

±123,763 SF HIGH-THROUGHPUT LOGISTICS FACILITY

PROPERTY HIGHLIGHTS

- State-of-the-art infill cross-dock facility
- Previously Bonded Warehouse
- 4,000 amps power
- Recently completed extensive $10mm renovation
- Excellent Door-to-Floor Ratio of 1:5,400

- ±123,763 SF Cross-Dock with Significant Excess Yard
- ±8,299 SF of Brand New Office Space
- 23 DH Doors with Excess Trailer Parking
- Full Concrete Site with Two 190'-212' Secure Truck Courts

JON R. RENO, SIOR, CCIM
Managing Director
1 213-271-1508
jon.reno@jll.com
CalDre #: 01277642

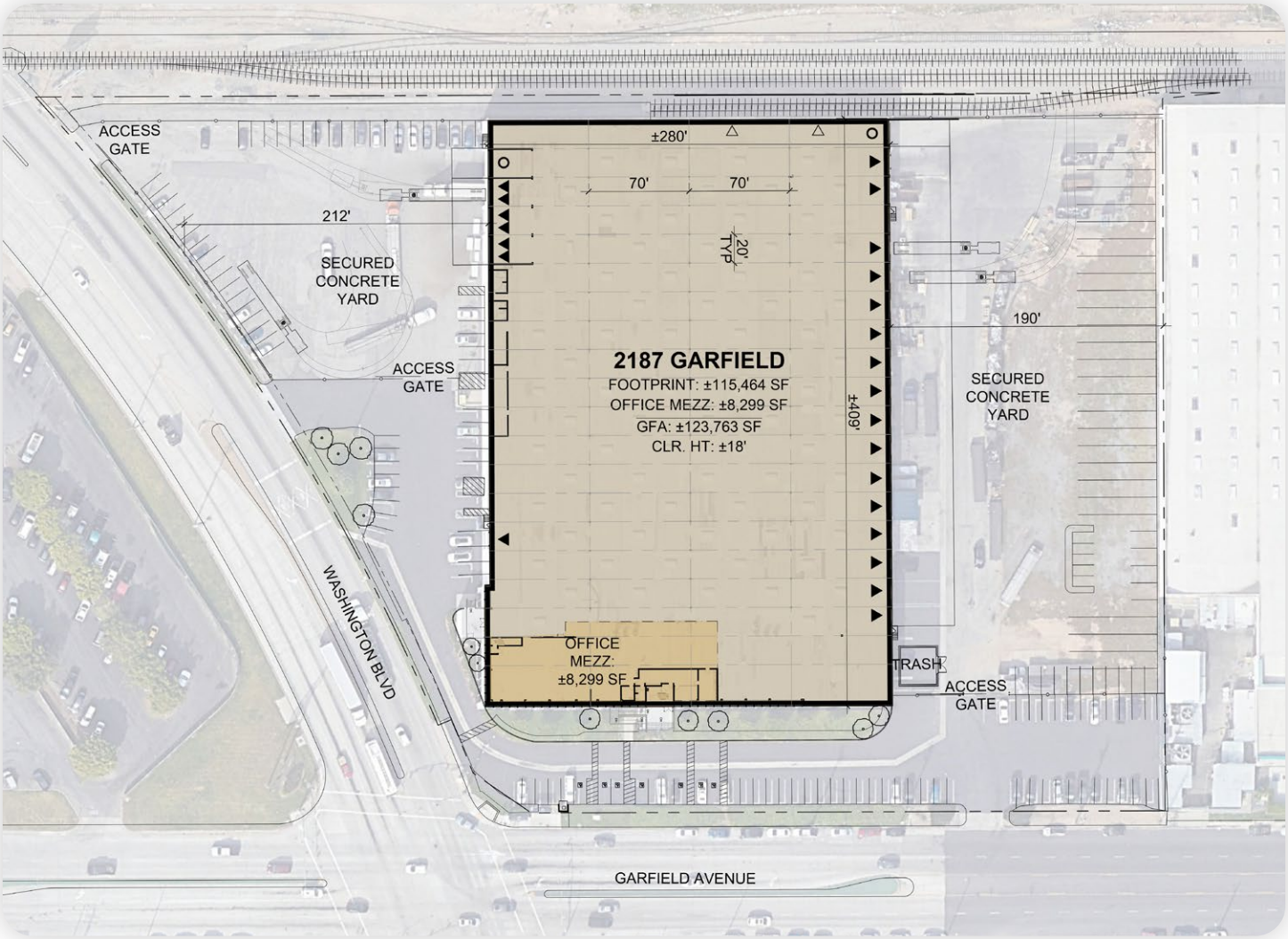
MARK VANIS
Managing Director
1 213-239-5908
mark.vanis@jll.com
CalDre #: 01305617

TREVOR GALE, SIOR
Managing Director
1 818-448-4885
trevor.gale@jll.com
CalDre #: 01452957

JLL®

StaleyPoint CAPITAL

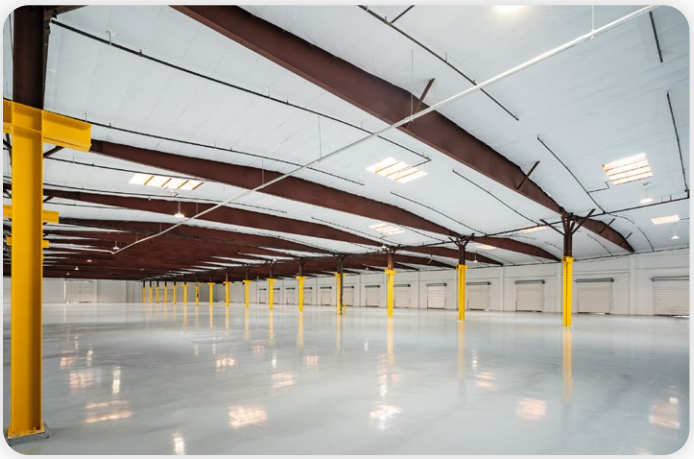
PROPERTY FEATURES



BUILDING SPECIFICATIONS

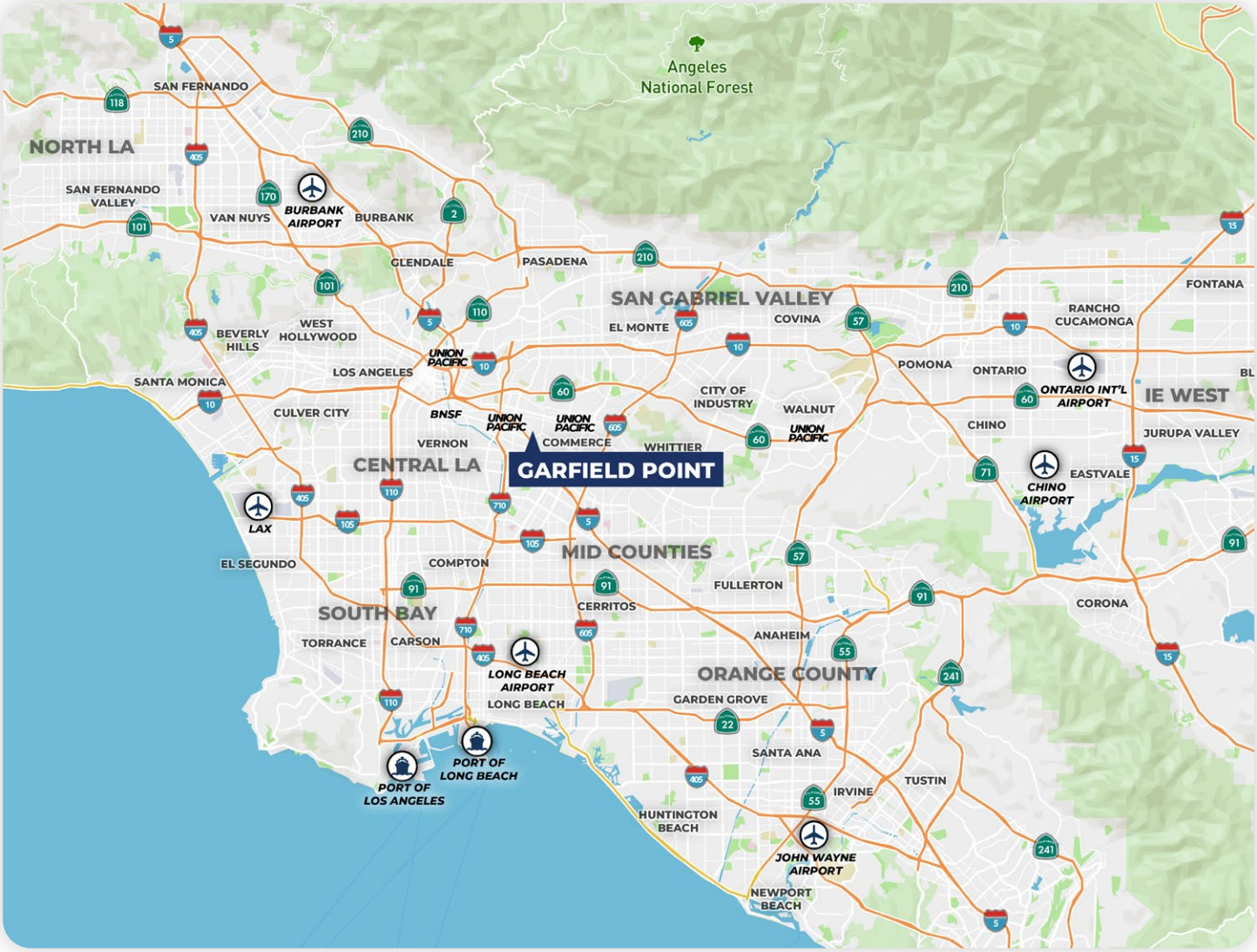
Building Size:	±123,763 Square Feet
Land Area:	7 Acres
Office Space:	±8,299 SF Brand New Office Space
Clear Height:	18'
Rail Service:	650' Serviceable BNSF rail line
Auto Parking:	±130 Stalls
Excess Yard:	39% coverage with significant excess yard
Truck Court:	Two 190'-212' secured concrete truck courts
Dock High Doors:	23 Doors
Grade Level Doors:	2
Rail:	2 existing doors (expandable)
Electrical Service:	4,000 Amps
Recent Upgrades:	Extensive renovation completed including new concrete yard, 15 new dock-high doors, new office, new roof, fencing and facade

BULIDING PHOTOS



LOCATION HIGHLIGHTS

StaleyPoint CAPITAL



TO BNSF & UP RAIL YARDS	TO LONG BEACH AIRPORT (LGB)	TO LOS ANGELES INT. AIRPORT (LAX)	TO JOHN WAYNE AIRPORT (SNA)	TO ONTARIO INT'L AIRPORT (ONT)	TO THE PORTS OF LA AND LONG BEACH
4 MILES	**20** MILES	**23** MILES	**31** MILES	**37** MILES	**25** MILES

STRATEGIC LOCATION

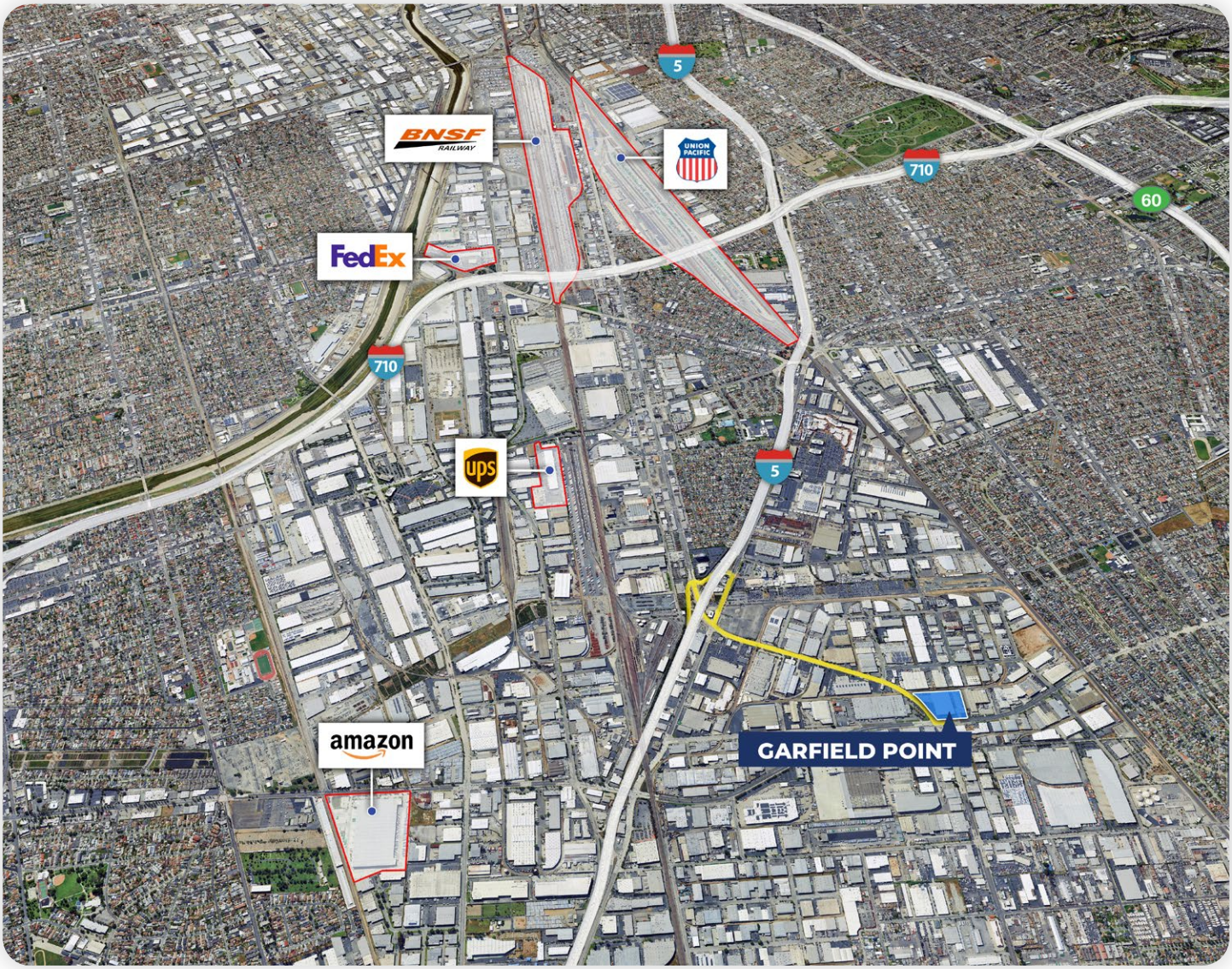
StaleyPoint CAPITAL

IMMEDIATE FREEWAY ACCESS

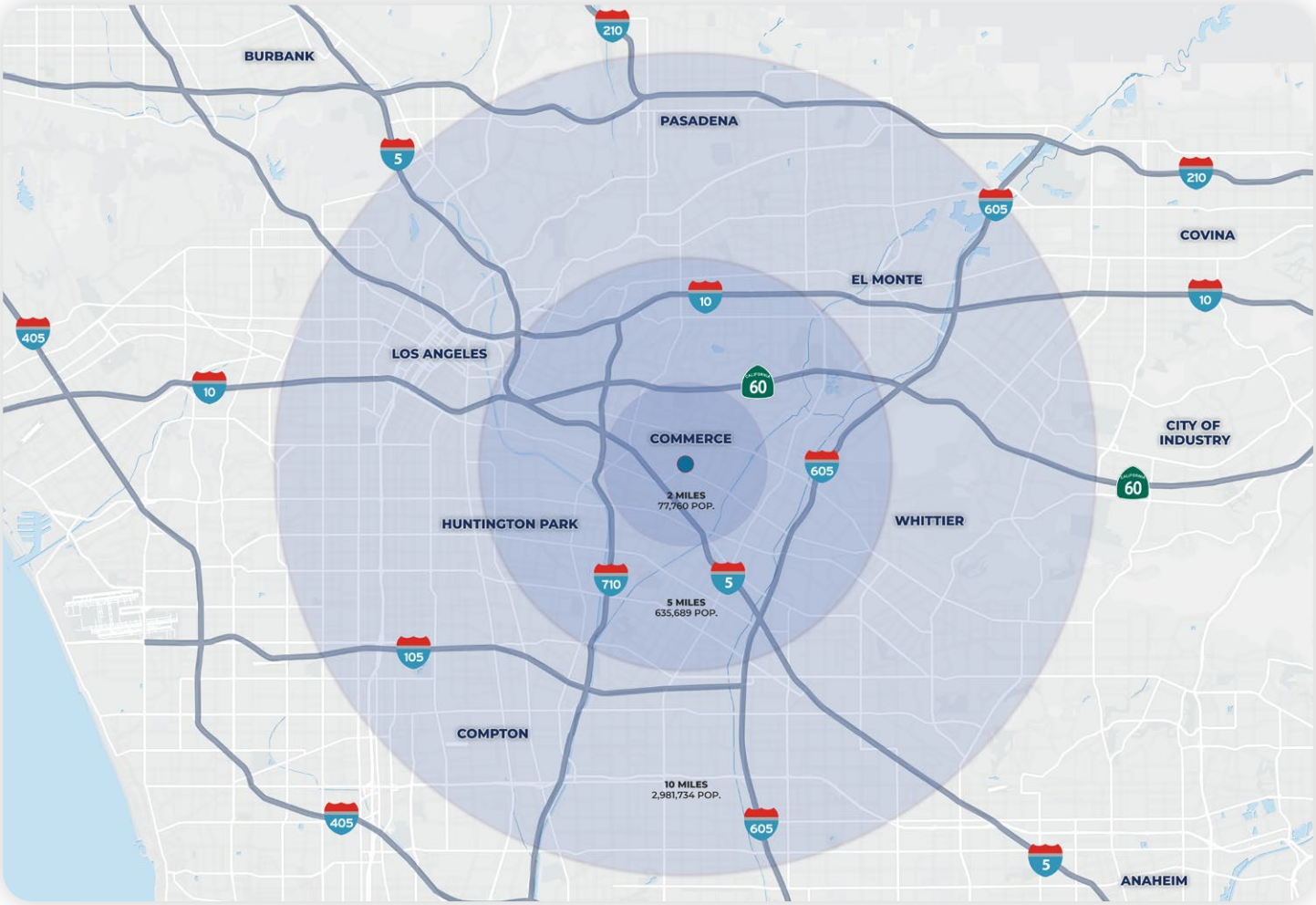
The project features immediate access to I-5, 710, 605, and 60 freeways providing phenomenal access to major freeways, ports, airports and to the strong labor pool of Los Angeles and Inland Empire.

ACCESS TO KEY INFRASTRUCTURE

The project is strategically located to provide same-day deliverability to all of Los Angeles County, within close proximity to key logistics infrastructure including: **2 miles** to UPS Bell Facility, FedEx, and USPS, **4 miles** to both the BNSF Hobart Yard & Union Pacific Yard, and **10 miles** to Downtown LA.



DEMOGRAPHICS



	2 Mile Radius	5 Mile Radius	10 Mile Radius
2025 Total Population	77,760	635,689	2,981,734
2025 Households	22,605	180,046	890,063
2025 Owner Occupied Homes	8,568	80,160	351,466
2025 Median Household Income	$72,402	$74,448	$74,865
2025 Average Household Income	$92,758	$97,557	$100,425
2025 Median Home Value	$698,669	$733,083	$760,267
2025 Median Age	37.7	38.1	37.7
2025 Education Attainment (BA)	5,548	54,101	316,966
2025 Marital Status (Married)	9,765	83,976	374,692
2025 Employment (Civilian)	37,808	301,40	1,432,484

ABOUT THE OWNER

40 YEARS OF EXPERIENCE INVESTING IN WEST COAST REAL ESTATE

Staley Point Capital is a Los Angeles-based real estate investment firm with 29 industrial and self storage assets diversified across Southern California, Seattle and the San Francisco Bay Area. The firm's principals have been investing and developing across the West Coast since 1984.

JON R. RENO, SIOR, CCIM
Managing Director
1 213-271-1508
jon.reno@jll.com
CalDre #: 01277642

MARK VANIS
Managing Director
1 213-239-5908
mark.vanis@jll.com
CalDre #: 01305617

TREVOR GALE, SIOR
Managing Director
1 818-448-4885
trevor.gale@jll.com
CalDre #: 01452957