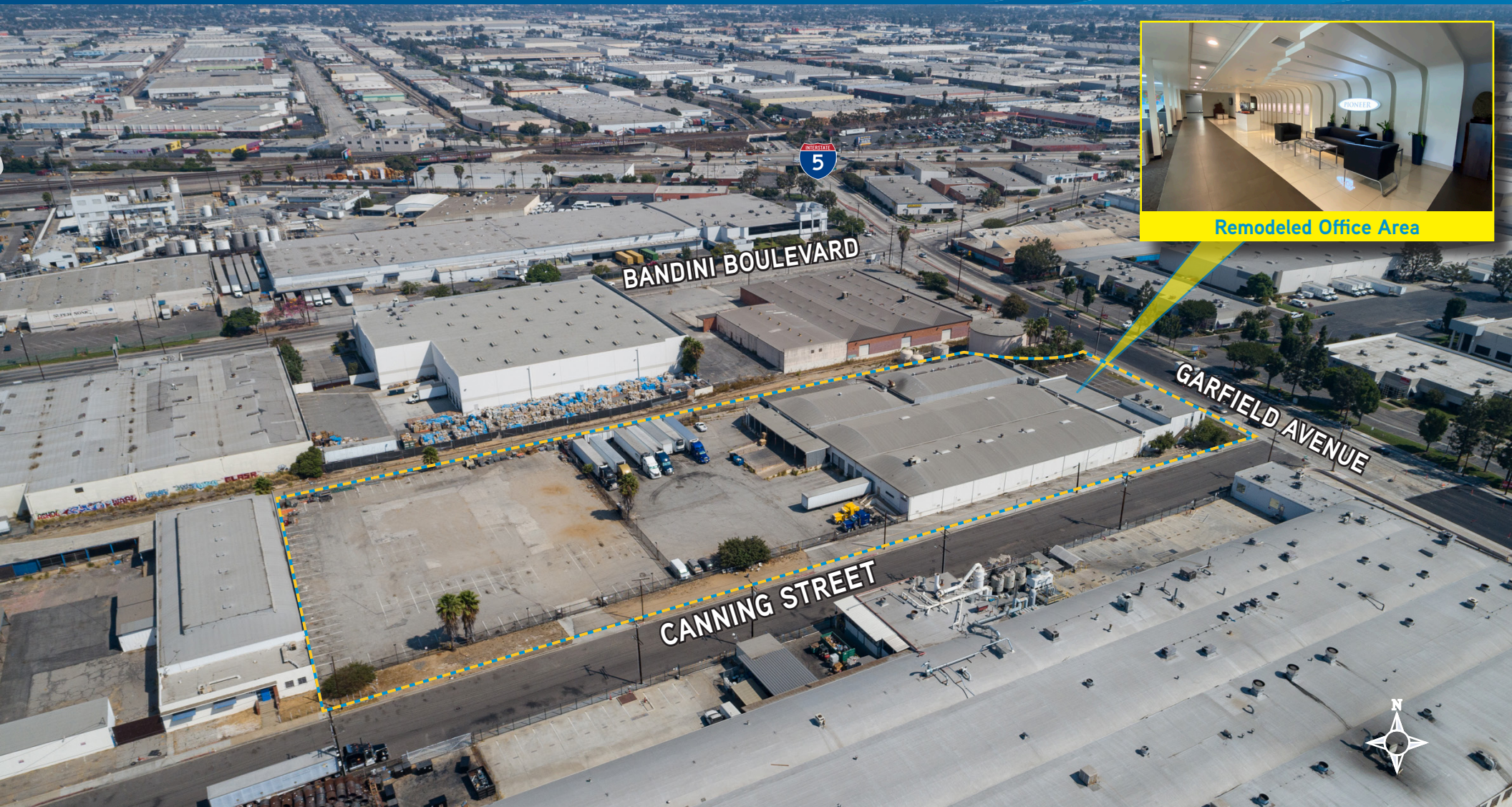


FOR LEASE - WAREHOUSE W/ EXCESS LAND AREA ±53,092 SF ON 4.05 ACRES - M2 ZONING

Can Be Modified to Suit

3325 GARFIELD AVENUE | COMMERCE, CA 90040



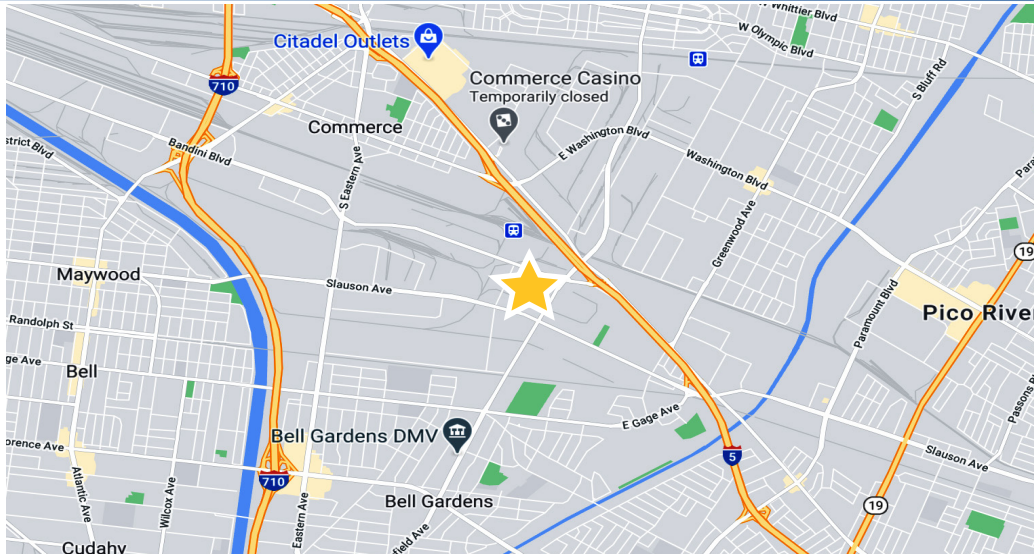
Remodeled Office Area



AGENTS:
SCOTT A. HEATON, SIOR
LICENSE NO. 00757159
323 278 3110
scott.heaton@colliers.com

MATT ERICKSON
LICENSE NO. 01877324
323 278 3117
matt.erickson@colliers.com

COLLIERS INTERNATIONAL
5100 S. Eastern Avenue, Suite 100
Commerce, CA 90040
www.colliers.com



BUILDING SIZE	±53,092 SF
LAND AREA	±176,513 SF
OFFICE AREA	±11,381 SF
LOADING	5 - Dock High Doors 3 - Ground Level Loading
POWER	1,600 AMPS 277/480 V 3 Phase, 4 Wire - Verify
CLEAR HEIGHT	14'-18' Minimum
CONSTRUCTION	Concrete Tilt-Up
SPRINKLERS	Yes
YARD	Secured/Fenced
PARKING	72 Spaces
ZONING	M2 (Heavy Manufacturing)

CONCEPTUAL SITE PLAN

