

±185,110 SF | 24' MIN CLEAR
SLAUSON BUSINESS CENTER

FOR LEASE

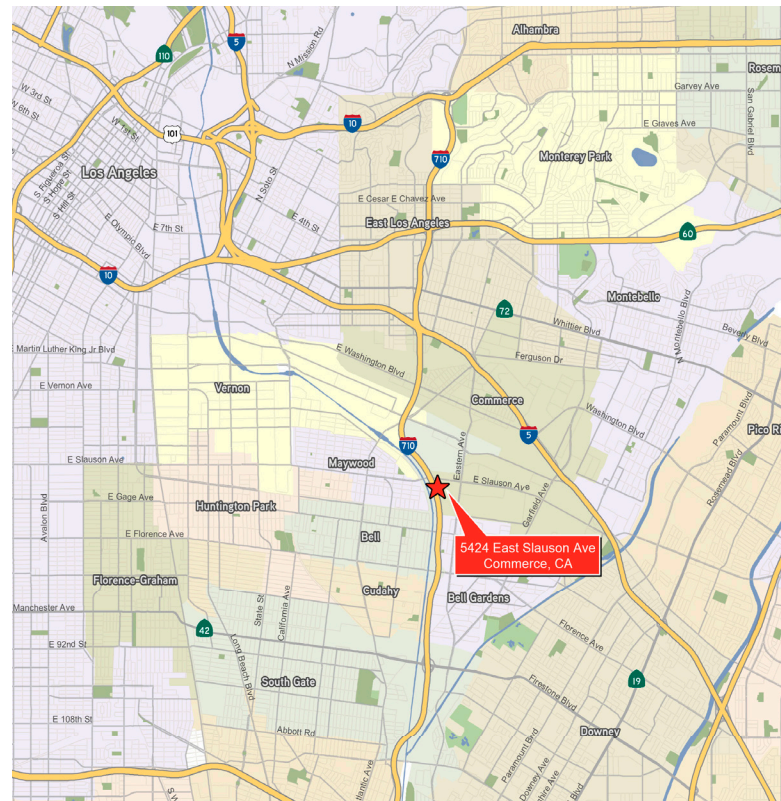
5424-5434 East Slauson Avenue

Commerce, CA 90040



Building Features

- › ±185,110 Square Foot Industrial Building (Divisible)
- › ±29,268 Square Foot Office Area (May be Reduced)
- › 24' Minimum Clear Height
- › 0.45 GPM/3000 SF Sprinkler System
- › 22 Dock High Loading Doors w/Edge of Dock Levelers
- › 2 Grade Level Loading Doors Via Ramp
- › 800 Amps, 277/480 Volt, 3 Phase (Verify)
- › T8 Energy Efficient Lighting
- › 130' Truck Court - Fully Fenced & Gated
- › Room for Additional Trailer Storage
- › 167 Car Parking
- › Warehouse Restrooms and Break Area
- › High Image Location on Slauson Avenue
- › Prime Central Los Angeles Location - Convenient Access to 5, 710, 10 and 105 Freeways



Matt Erickson

Vice President
Lic. No. 01877324
+1 323 278 3117
matt.erickson@colliers.com

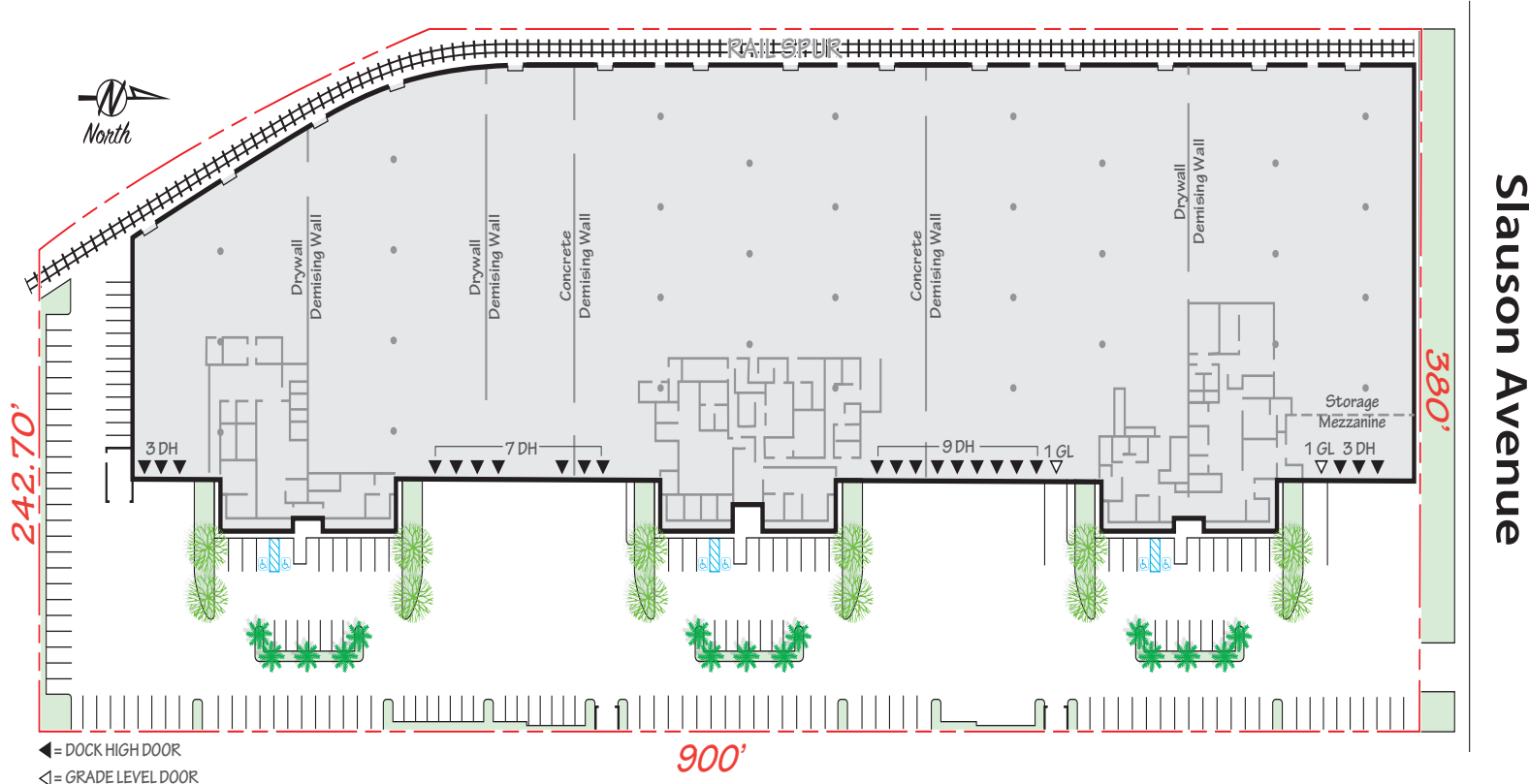
Thomas A. Condon

Executive Vice President
Lic. No. 00881755
+1 323 278 3114
thomas.condon@colliers.com

Alex Blecksmith, CCIM

Senior Associate
Lic. No. 01518130
+1 323 278 3132
alex.blecksmith@colliers.com





CENTRAL LOS ANGELES DEMOGRAPHICS

2.6 M

Population

\$43,300

Average Income

4.8%

Forecasted Population Growth

248M SF

Industrial Base
(Q2 2018)

1.6%

Vacancy Rate
(Q2 2018)

\$400 - \$450/Container

Drayage Rates

22-25 Miles

Distance To Ports

20-40 Minutes

Drive Time to Ports

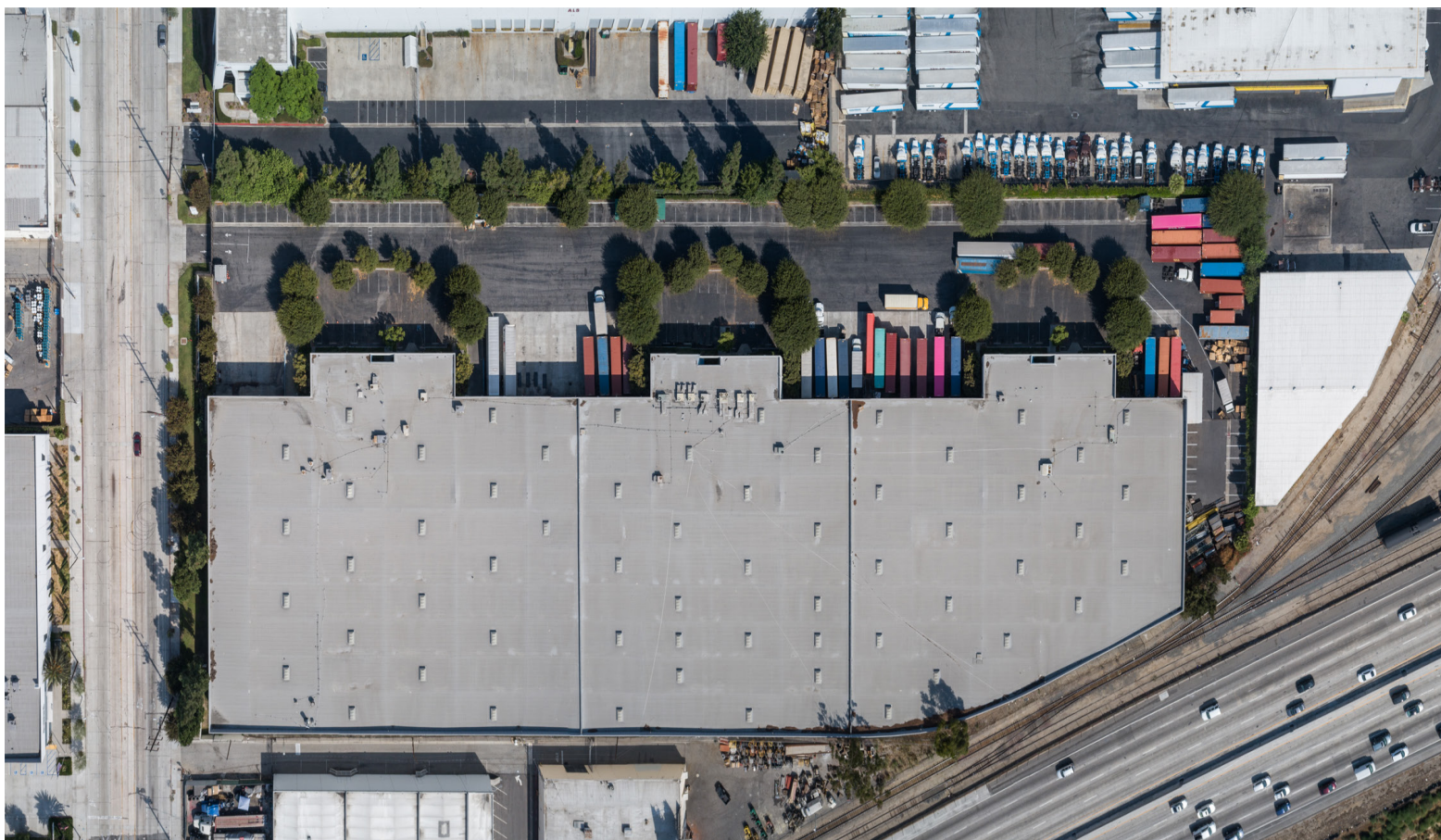
Drive Time Households Reached

30 Min | 1,072,004

60 Min | 4,100,706

90 Min | 5,139,483

120 Min | 6,099,231



Matt Erickson

Vice President

Lic. No. 01877324

+1 323 278 3117

matt.erickson@colliers.com

Thomas A. Condon

Executive Vice President

Lic. No. 00881755

+1 323 278 3114

thomas.condon@colliers.com

Alex Blecksmith, CCIM

Senior Associate

Lic. No. 01518130

+1 323 278 3132

alex.blecksmith@colliers.com