

EASY ACCESS TO 5 FREEWAY OFF TELEGRAPH



FOR LEASE | 16,172 SF

2522 S MALT AVENUE

COMMERCE | CA

FOR MORE INFORMATION, PLEASE CONTACT:

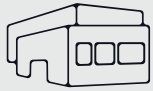
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PROPERTY HIGHLIGHTS



16,172 SF
AVAILABLE



1.0 AC
PARCEL SIZE



M2
ZONING



WAREHOUSE
DISTRIBUTION
USAGE



EASY ACCESS TO
5 FREEWAY OFF
TELEGRAPH



HIGH CLEAR
BUILDING WITH
MANY SKYLIGHTS

- 2,800 SF Office Space
- Easy Access to 5 Freeway Off Telegraph
- Functional Dock High Building with Large Fenced Yard
- Wide Street, Great Truck Access
- High Clear Building with Many Skylights
- Sprinklered
- 20' Clear Height
- 1 GL Door
- 3 DH Door
- A: 100 V: 240 O: 3 Power
- 30 Parking Spaces



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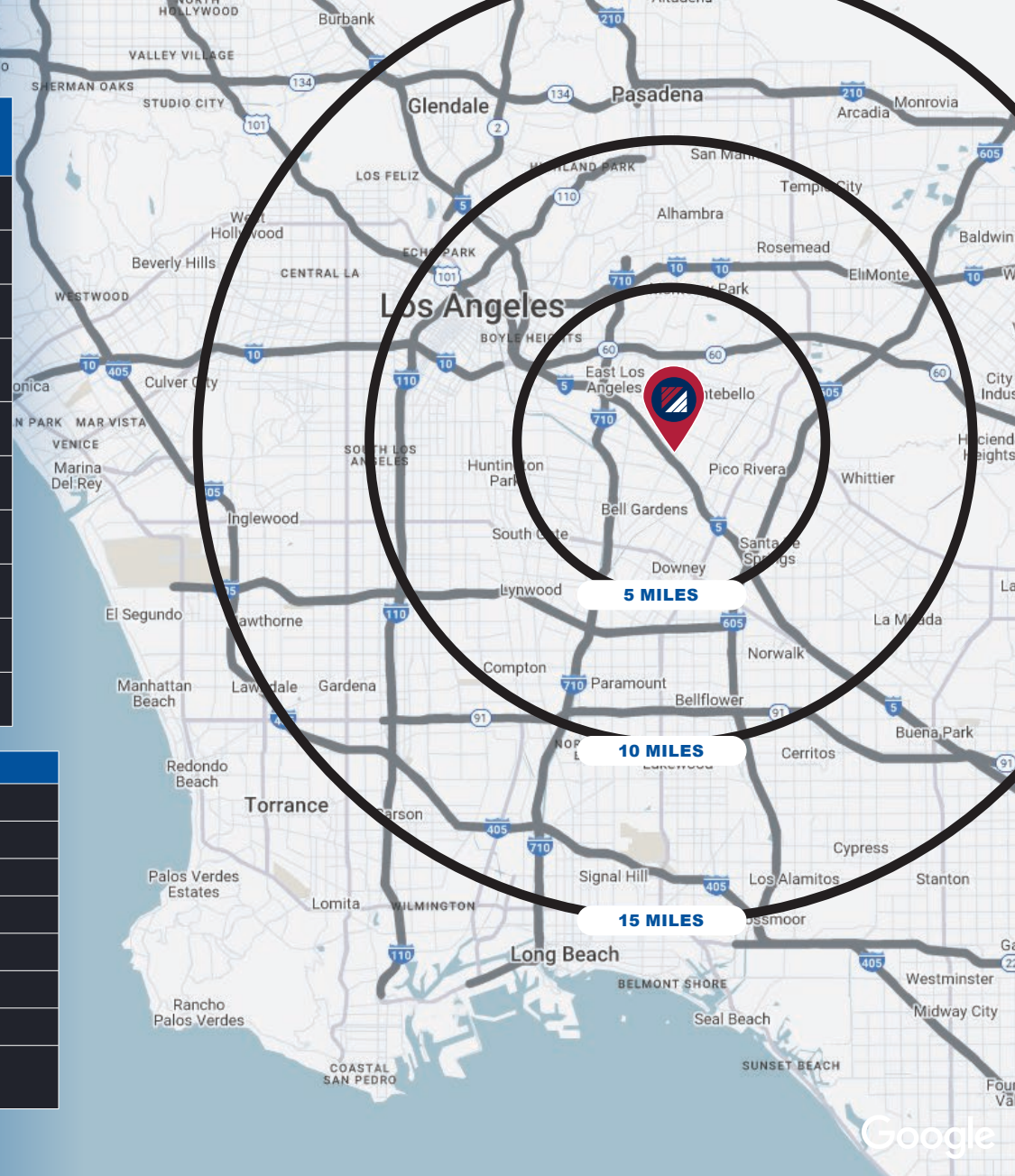
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ABOUT THE PROPERTY

DAUM
COMMERCIAL REAL ESTATE SERVICES

TRAFFIC	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
S Malt Ave	Garfield Ave NE	1,176	2022	0.15 mi
Garfield Ave	Elm St S	22,035	2022	0.18 mi
Garfield Ave	S Malt Ave S	17,630	2022	0.22 mi
S Malt Ave	Telegraph Rd SW	1,490	2022	0.23 mi
Elm St	Vail Ave SE	7,072	2022	0.35 mi
Vail Ave	S Vail Ave	6,261	2022	0.35 mi
Vail Ave	Elm St SW	6,521	2022	0.37 mi
5	Carrier Ave NE	224,740	2022	0.38 mi
5	Garfield Ave SE	229,000	2018	0.40 mi
I- 5	Garfield Ave SE	234,780	2022	0.40 mi

DEMOGRAPHICS	3 mile	5 miles	10 miles
2020 Population	242,351	695,829	3,141,154
2024 Population	212,763	626,059	2,924,385
2029 Population Projection	201,804	597,196	2,811,124
2020 Households	68,148	197,922	932,298
2024 Households	59,360	176,835	866,591
2029 Household Projection	56,165	168,306	832,214
Avg Household Income	\$82,701	\$85,517	\$87,360
Total Specified Consumer Spending (\$)	\$2B	\$6B	\$28.4B



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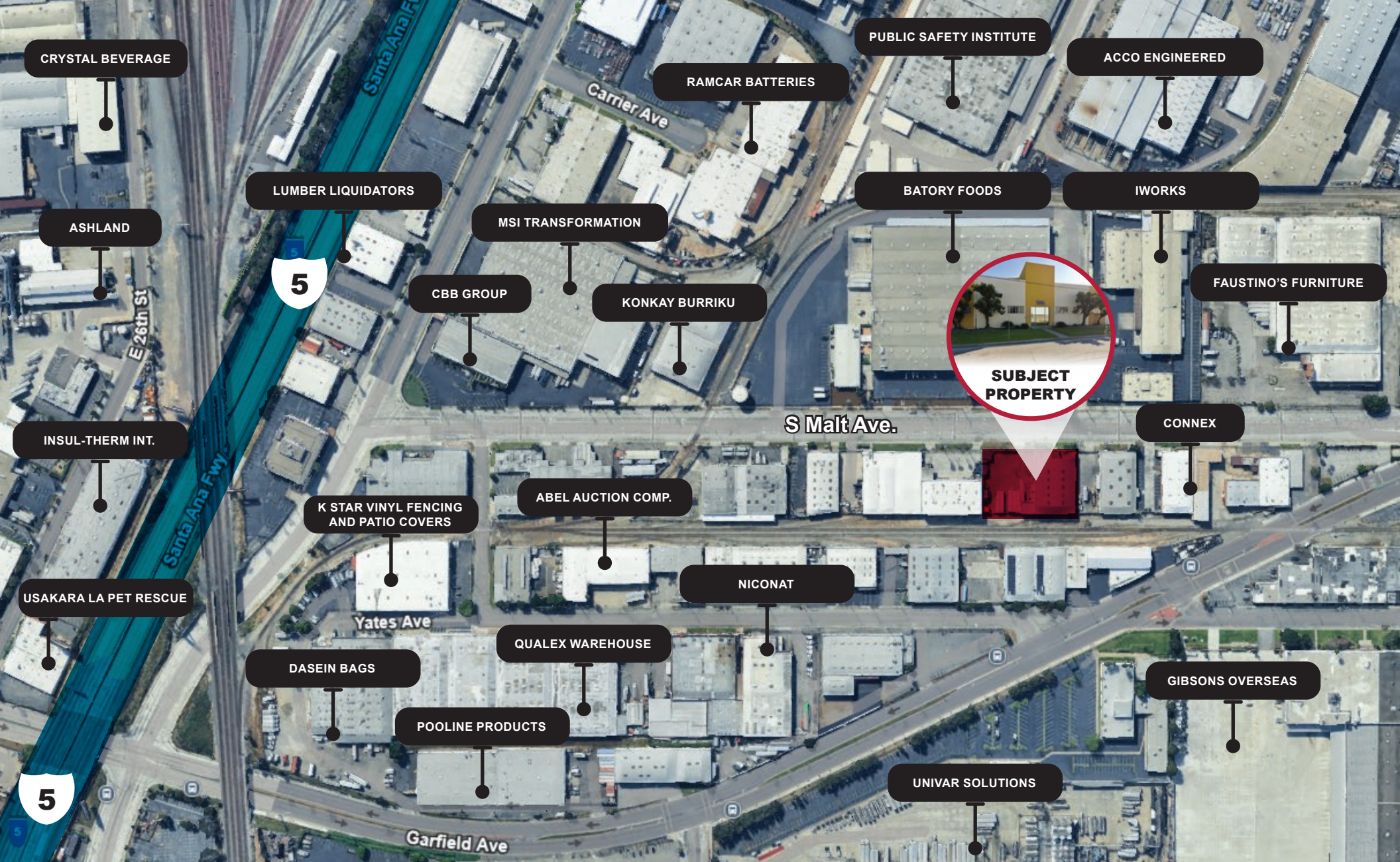
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**DEMOGRAPHICS
LOCATION MAP**





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AMENITIES MAP

