



2321

YATES AVE
COMMERCE | CA



FOR LEASE

INDUSTRIAL PROPERTY



10,500 SF
AVAILABLE



1,500 SF
OFFICE



14 FT
CLEAR HEIGHT



3
DOCK HIGH DOORS

PROPERTY HIGHLIGHTS

- Clean Warehouse w/ Functional Loading
- 1,500 SF Office
- Excess Parking in Fenced Lot
- Central Commerce Location
- Zoning: M2
- 3 Dock High Doors 8' X 8"
- 3 Restrooms
- 1 Ground Level Door
- Rail Service is Possible
- 17 Parking Spaces
- Immaculate Office w/ Practical Layout

FOR MORE INFORMATION PLEASE CONTACT:

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EXECUTIVE VICE PRESIDENT
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CADRE #01210653

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

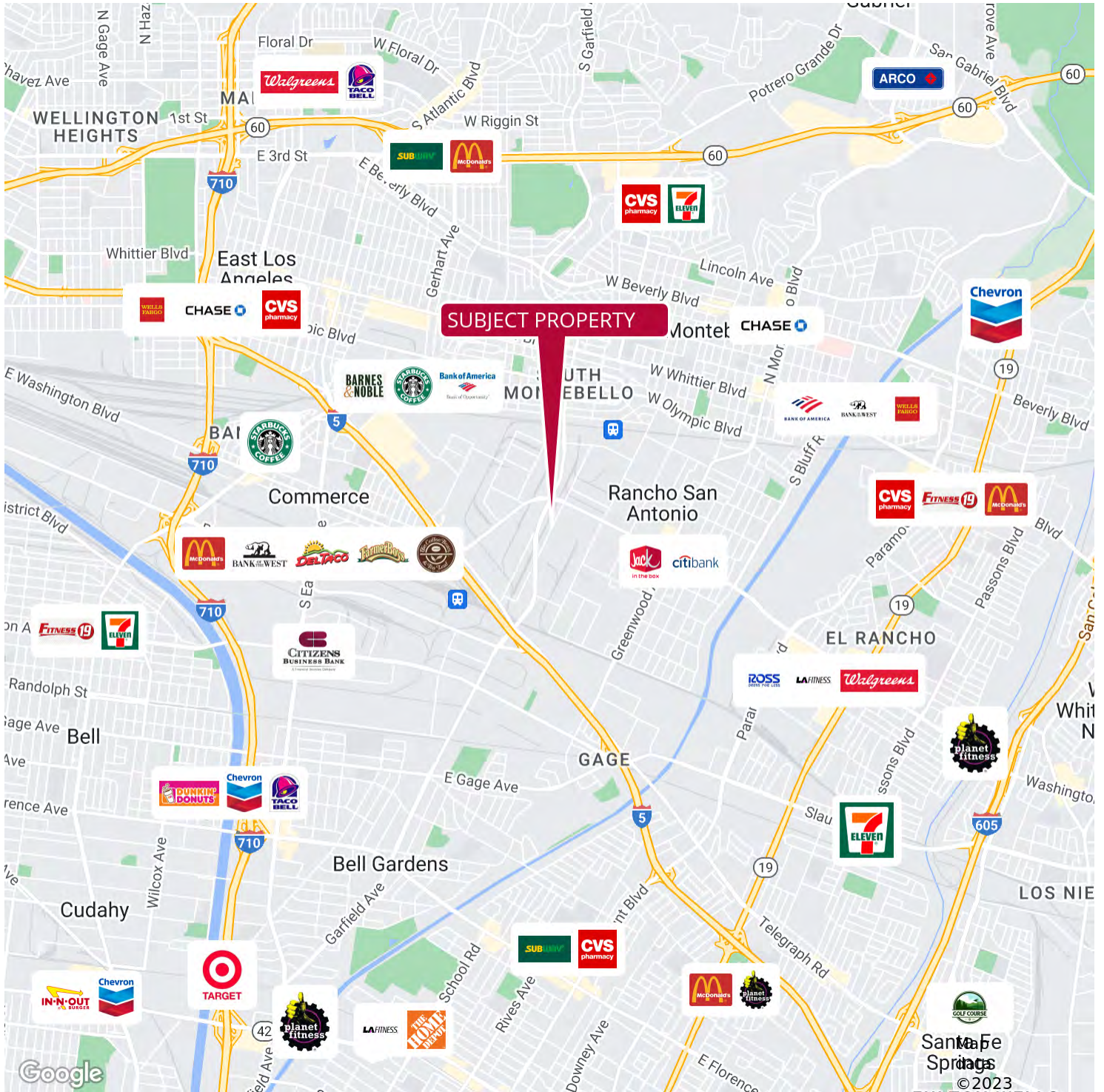
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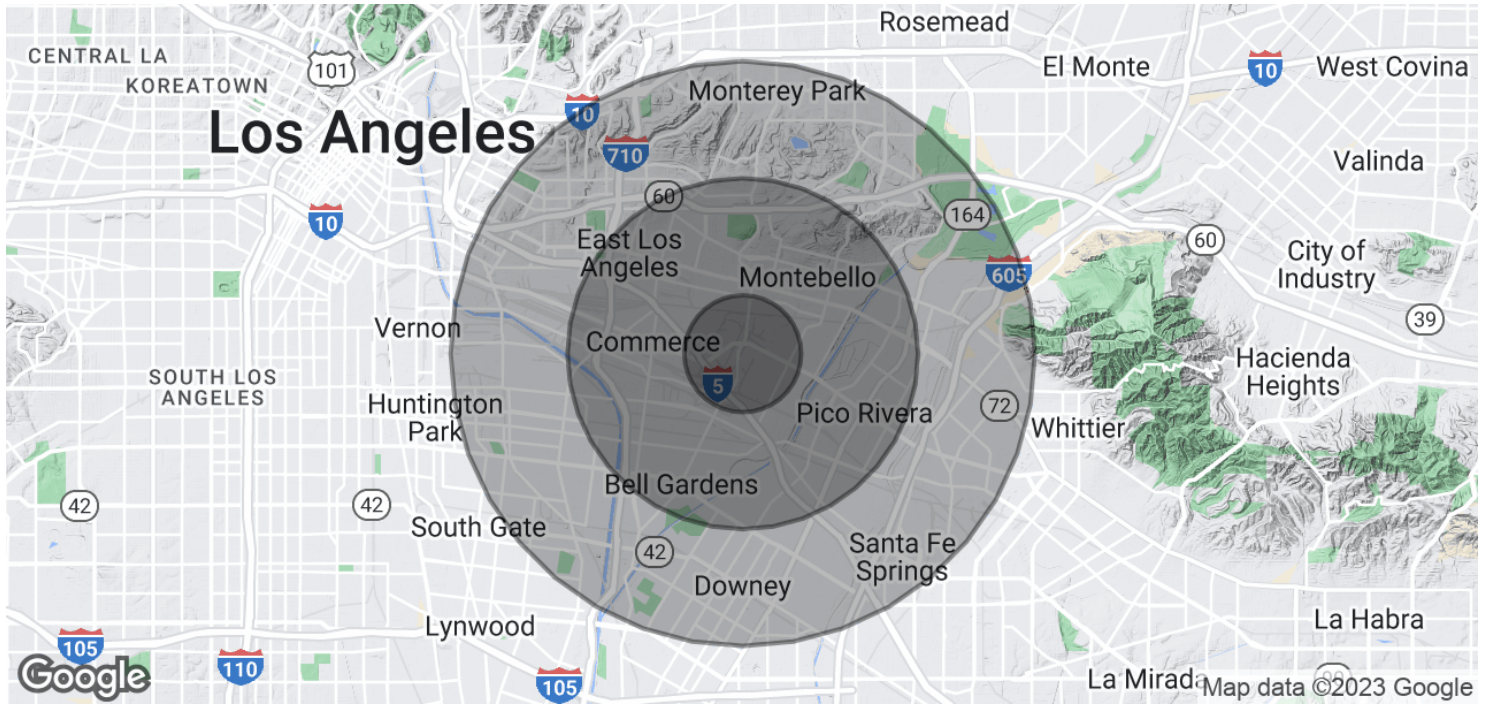
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,831	235,429	691,967
Median age	35.1	35.1	35.7
Median age (Male)	33.7	34.2	34.5
Median age (Female)	37.2	35.8	36.9

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
Garfield Ave	S Malt Ave S	17,630	2022	0.08 mi
S Malt Ave	Garfield Ave NE	1,176	2022	0.14 mi
E Washington Blvd	Yates Ave NW	32,083	2022	0.20 mi
E Washington Blvd	Gayhart St SW	32,887	2022	0.28 mi

* Traffic Count data derived from CoStar

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