

Available SF 46,600 SF

Industrial For Lease

Building Size 46,600 SF



**Address:** 2253 Saybrook Ave, Commerce, CA 90040

**Cross Streets:** Saybrook Ave/Gayhart St

Multi-Purpose Industrial Building, Undergoing Refurbishment  
 Two (2) Secured Fenced Yards | 75 Car Parking  
 6 Dock High Positions | Heavy Power  
 Cross Dock Shipping and Receiving  
 Close Proximity to 5 Freeway

<b>Lease Rate/Mo:</b>	\$58,250	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	4,581 SF
<b>Lease Rate/SF:</b>	\$1.25	<b>Clear Height:</b>	18'-24'	<b>Restrooms:</b>	5
<b>Lease Type:</b>	Gross	<b>GL Doors/Dim:</b>	1 / Via Ramp	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	46,600 SF	<b>DH Doors/Dim:</b>	6	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	46,600 SF	<b>A: 2000 V: 277/480 O: 3 W: 4</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	2.04 Ac / 88,862 SF	<b>Construction Type:</b>	TILT UP	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	5 Years w/ Adjustments	<b>Const Status/Year Blt:</b>	Existing / 1962	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	Yes	<b>Possession:</b>	03/01/2024
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 75 / Ratio: 1.6:1</b>		<b>Vacant:</b>	Yes
<b>Taxes:</b>	\$39,100 / 2023	<b>Rail Service:</b>	Yes	<b>To Show:</b>	Call broker
<b>Yard:</b>	Fenced	<b>Specific Use:</b>	Light Industrial	<b>Market/Submarket:</b>	Commerce/Vernon
<b>Zoning:</b>	M2			<b>APN#:</b>	6336012028

**Listing Company:** Daum Commercial  
**Agents:** [Jerry Sackler 213-270-2267](mailto:Jerry.Sackler@daumcommercial.com), [David Freitag 213-270-2235](mailto:David.Freitag@daumcommercial.com)  
**Listing #:** 39422081 **Listing Date:** 12/14/2023 **FTCF:** CB250N000S000/A0AA  
**Notes:** Rail – verify if active. Offices can be altered. Please verify all information herein as broker does not warrant its accuracy. .50/2000 fire sprinkler system. Ceiling height: 18'-23.5'.