

7136-7140

**E. SLAUSON AVE., COMMERCE, CA**

± 60,000 SF INDUSTRIAL BUILDING ON A ± 2.34 AC LAND PARCEL

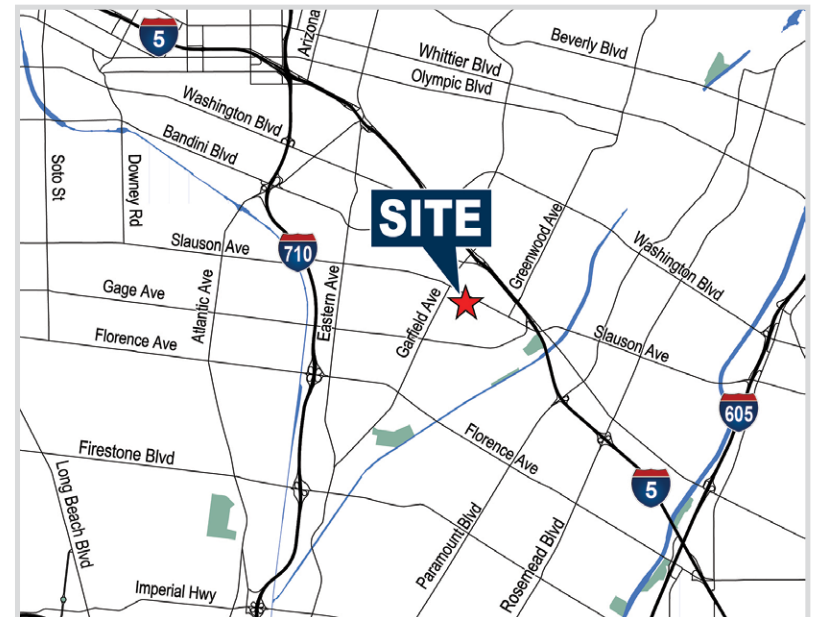


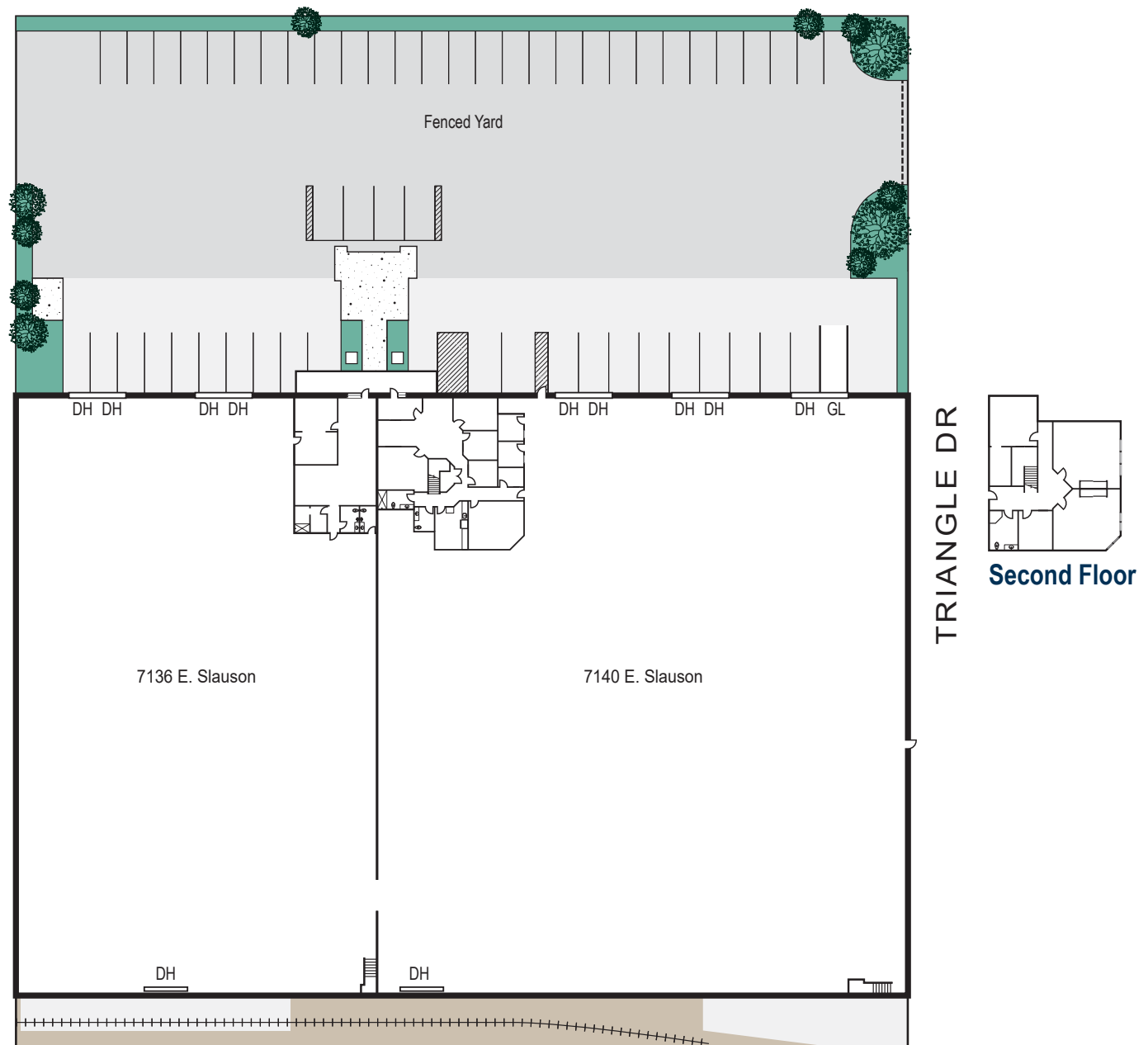
**FOR SALE OR LEASE**

**OWNER/USER OR  
INVESTOR OPPORTUNITY**

***Voit***  
REAL ESTATE SERVICES

<b>BUILDING ADDRESS</b>	7136-7140 E. Slauson Ave., Commerce, CA 90040
<b>BUILDING SIZE</b>	± 60,000 SF
<b>DIVISIBILITY OPTIONS</b>	7136 E. Slauson: ± 24,000 SF 7140 E. Slauson: ± 36,000 SF
<b>LAND SIZE</b>	± 2.34 Acres (101,759 SF)
<b>ELECTRICAL SERVICE</b>	7136 E. Slauson: 400 Amps, 120/240 Volt 7140 E. Slauson: 3,000 Amps, 277/480 Volt (Must be verified by buyer or tenant's electrician)
<b>WAREHOUSE CEILING CLEARANCE</b>	± 24' ft. Minimum Clearance
<b>VAULTED CEILING HEIGHT</b>	± 51' ft.
<b>OFFICE AREA</b>	7136 E. Slauson: ± 1,222 SF 7140 E. Slauson: ± 3,756 SF Total Office SF: ± 4,978 SF
<b>YARD</b>	Fenced & gated with concrete truck apron and secured parking
<b>LOADING</b>	Nine (9) Dock High Positions, One (1) GL Ramp
<b>TRUCK COURT DEPTH</b>	± 124' ft.
<b>FIRE SPRINKLERS</b>	Fully Fire Sprinklered (Sprinkler calcs to be verified by buyer or tenant's consultant)
<b>YEAR BUILT</b>	1967
<b>CURRENT LEASE</b>	Current lease expires January 30, 2026. Tenant may terminate earlier with 90 days prior notice.
<b>ADDITIONAL FEATURES</b>	Rail service possible (access must be verified with rail company). Well distributed power, warehouse skylights, large ventilation fans.

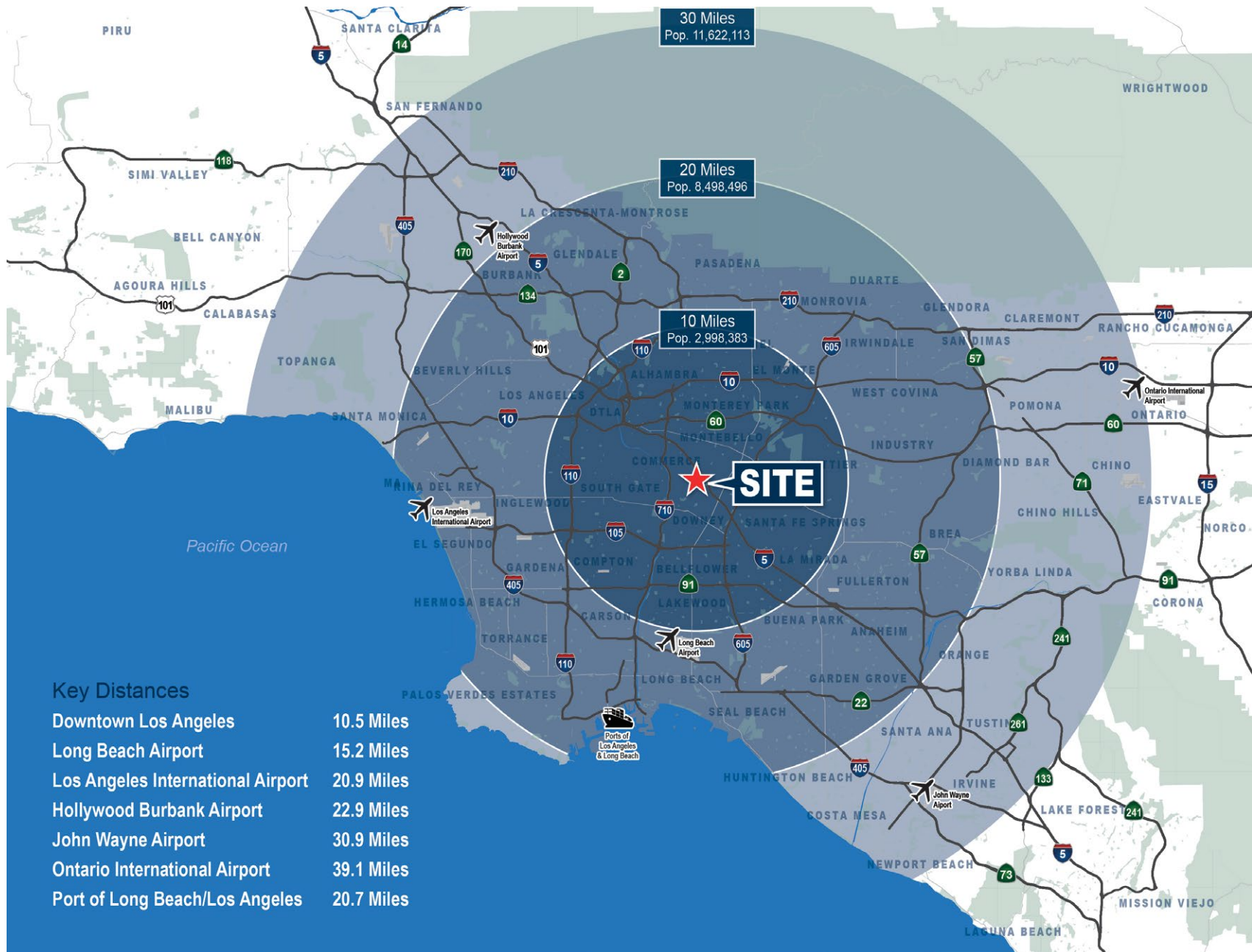










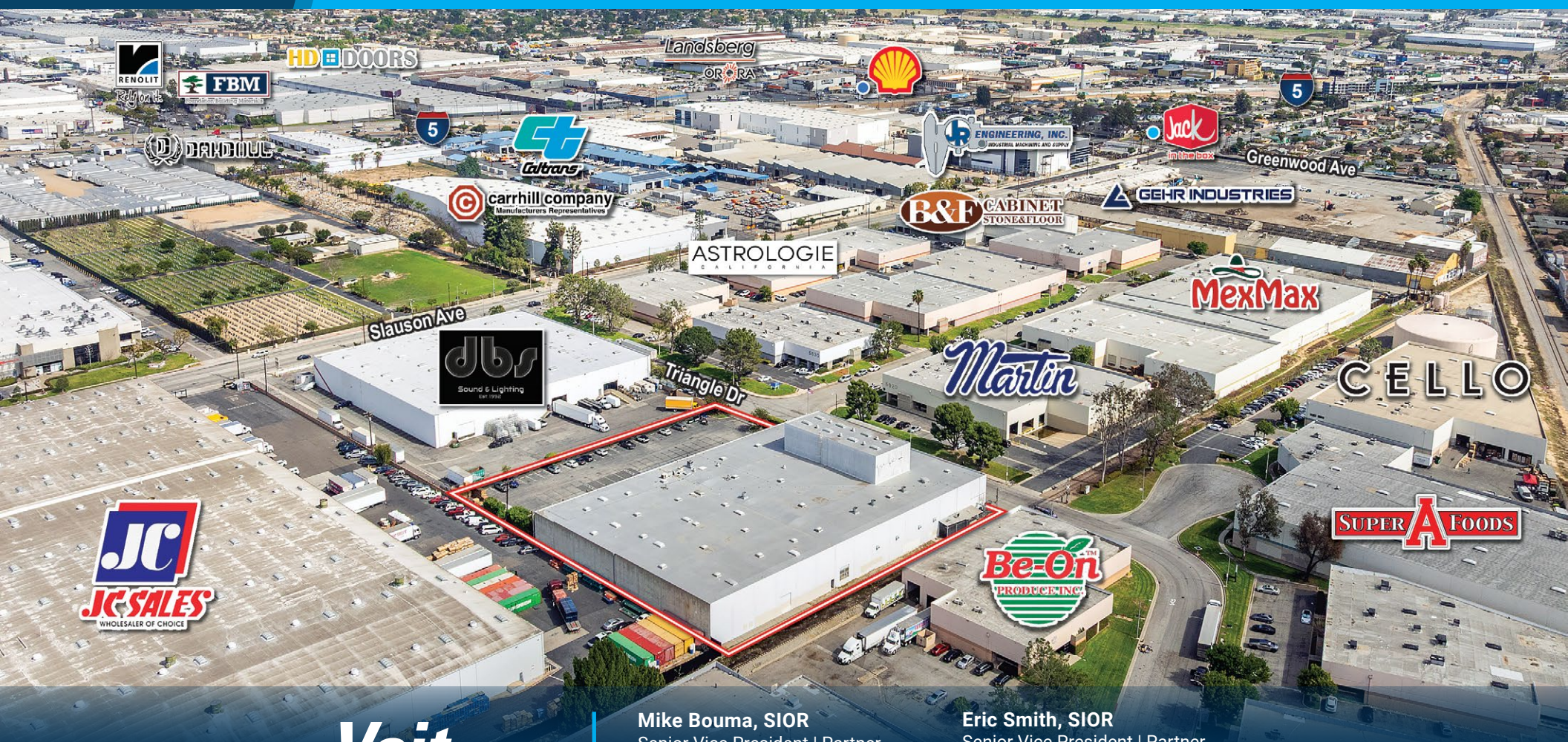




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Exclusively  
Offered by:

**Voite**

REAL ESTATE SERVICES

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