

UNION

Commerce Center

STATE-OF-THE-ART | 253,318 SF
INDUSTRIAL PROPERTY FOR LEASE

UnionCommerceCenter.com
3690 E Union Pacific Avenue, Los Angeles, CA 90023



PROPERTY HIGHLIGHTS

Located in the heart of Central Los Angeles, Union Commerce Center is a modern bulk distribution center totaling 253,318 SF on 11.09 acres with four (4) gated curb cuts. With an ideal location, the property has direct access to both I-5 and I-710 freeways. Union Commerce Center also features convenient access to both the Ports of Los Angeles and Long Beach and can reach all of Southern California in 100 miles or less.



6,800 SF of 2-Story Spec Offices
36' Clear Height
LEED Certified



ESFR K-25 Sprinkler System
50' x 56' Typical Bay Spacing;
2,000 Amps of Power
(expandable to 4,000 Amps)
Gas Service Possible



20 Miles from Los Angeles
International Airport (LAX)

25 Miles to Ports of Los
Angeles & Long Beach



253,318 Square Feet
11.09 Acres



35 Dock High Doors
40k lb Hydraulic Levelers on All Docks
2 Oversized Grade Level Doors
Rail Loading Possible

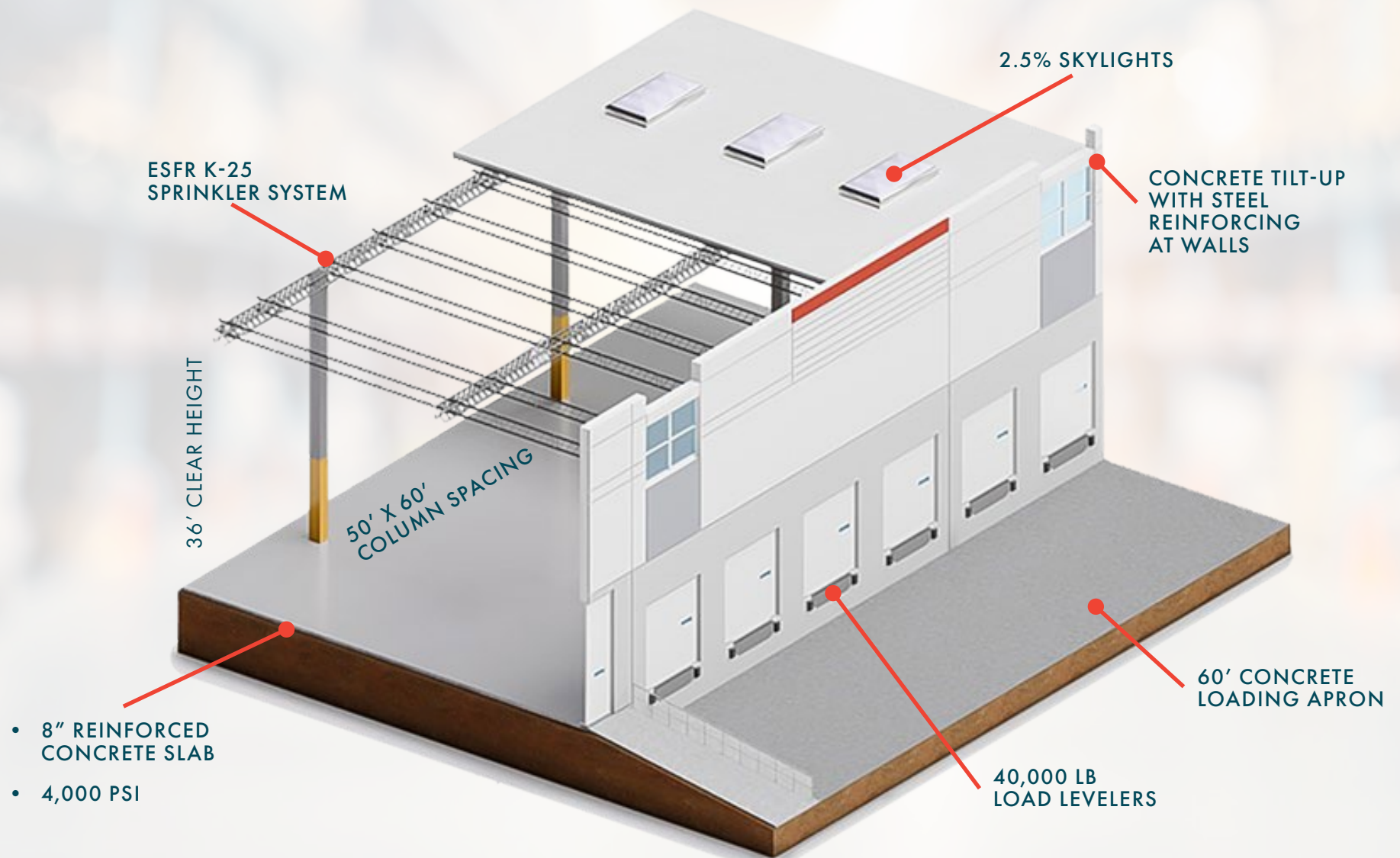


41 Trailer Parking Stalls
185' Secured Truck Court
142 Parking Stalls

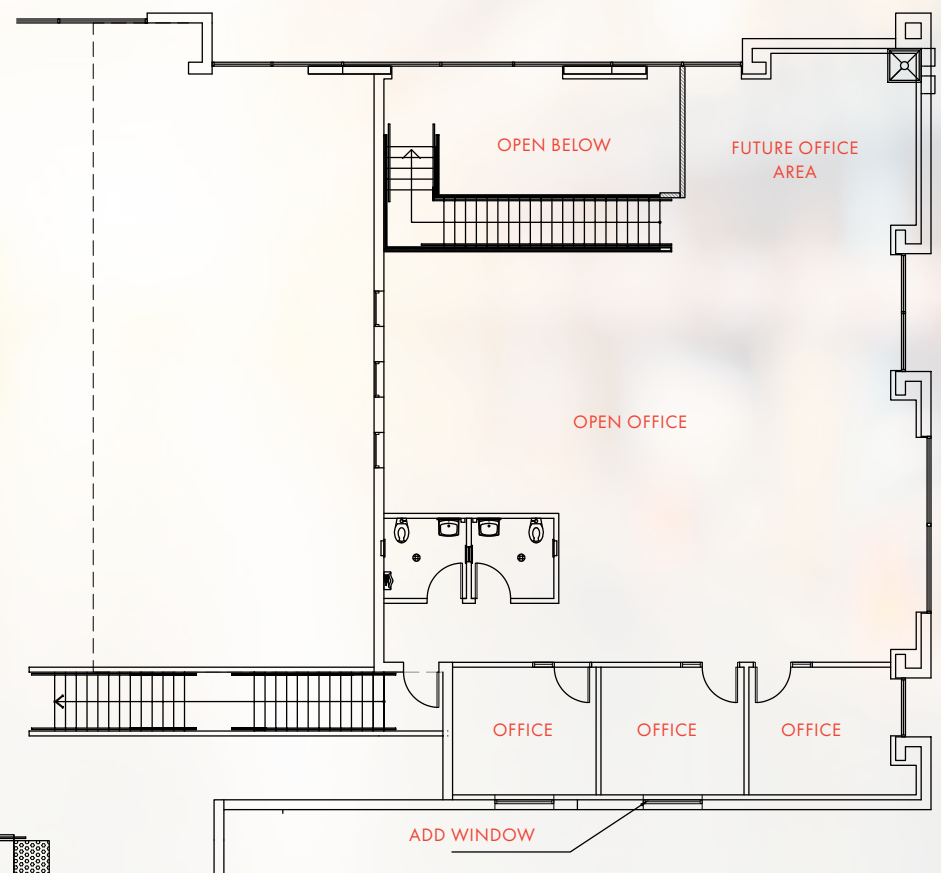
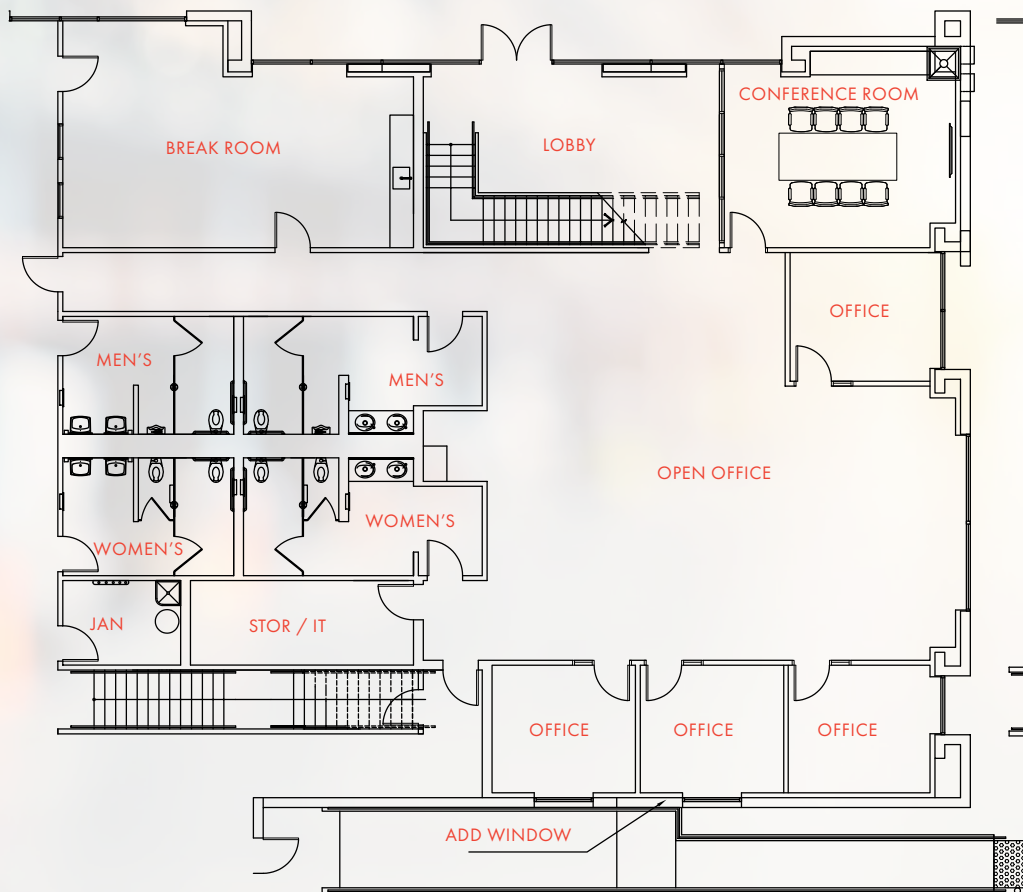
SITE PLAN



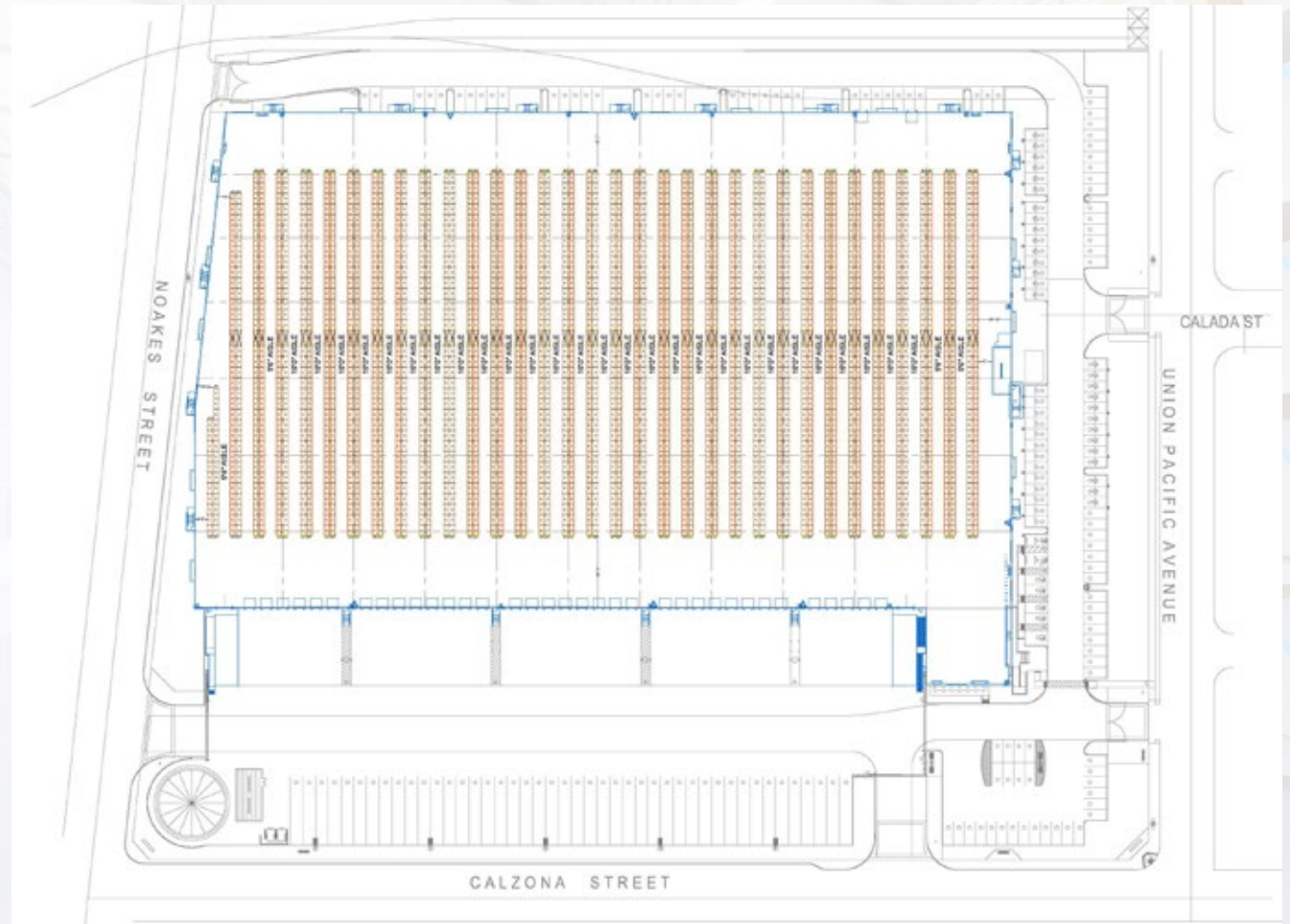
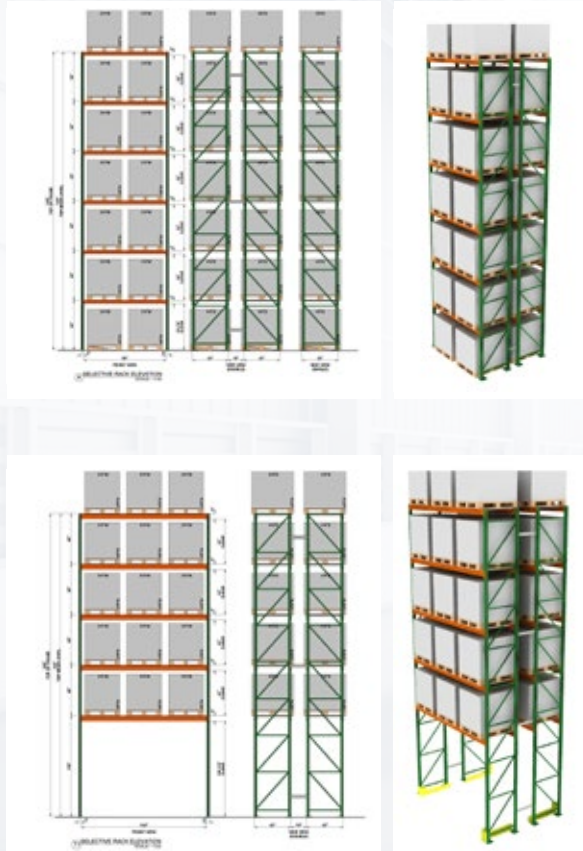
3D OVERVIEW



OFFICE FLOOR PLAN



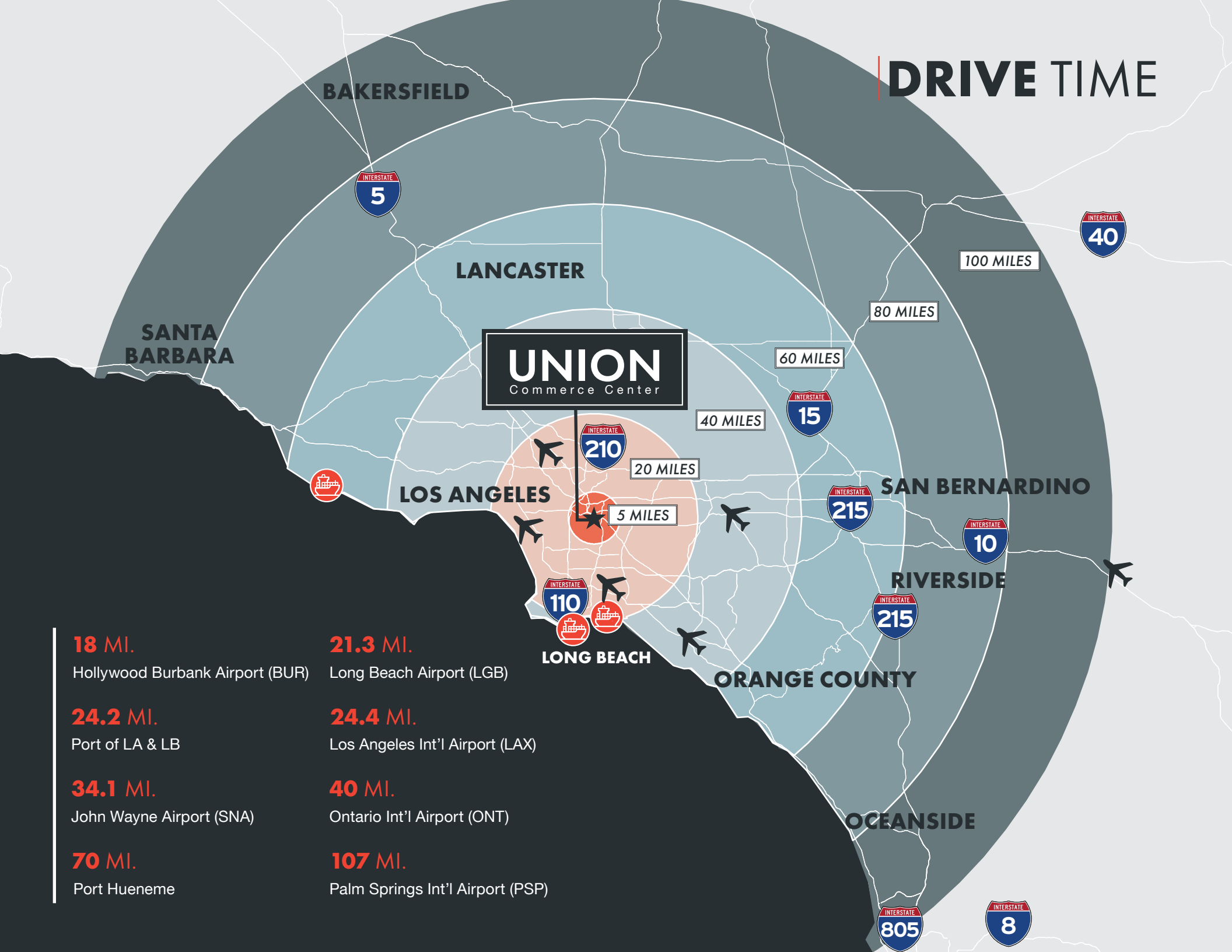
WAREHOUSE RACKING PLAN





LOCATION / ACCESS

DRIVE TIME





CORPORATE NEIGHBORS

For more information or to
schedule a private tour, contact:

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