

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

 **REDA**
REAL ESTATE DEVELOPMENT ASSOCIATES

 **CLARION
PARTNERS**

 **CUSHMAN &
WAKEFIELD**

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.



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

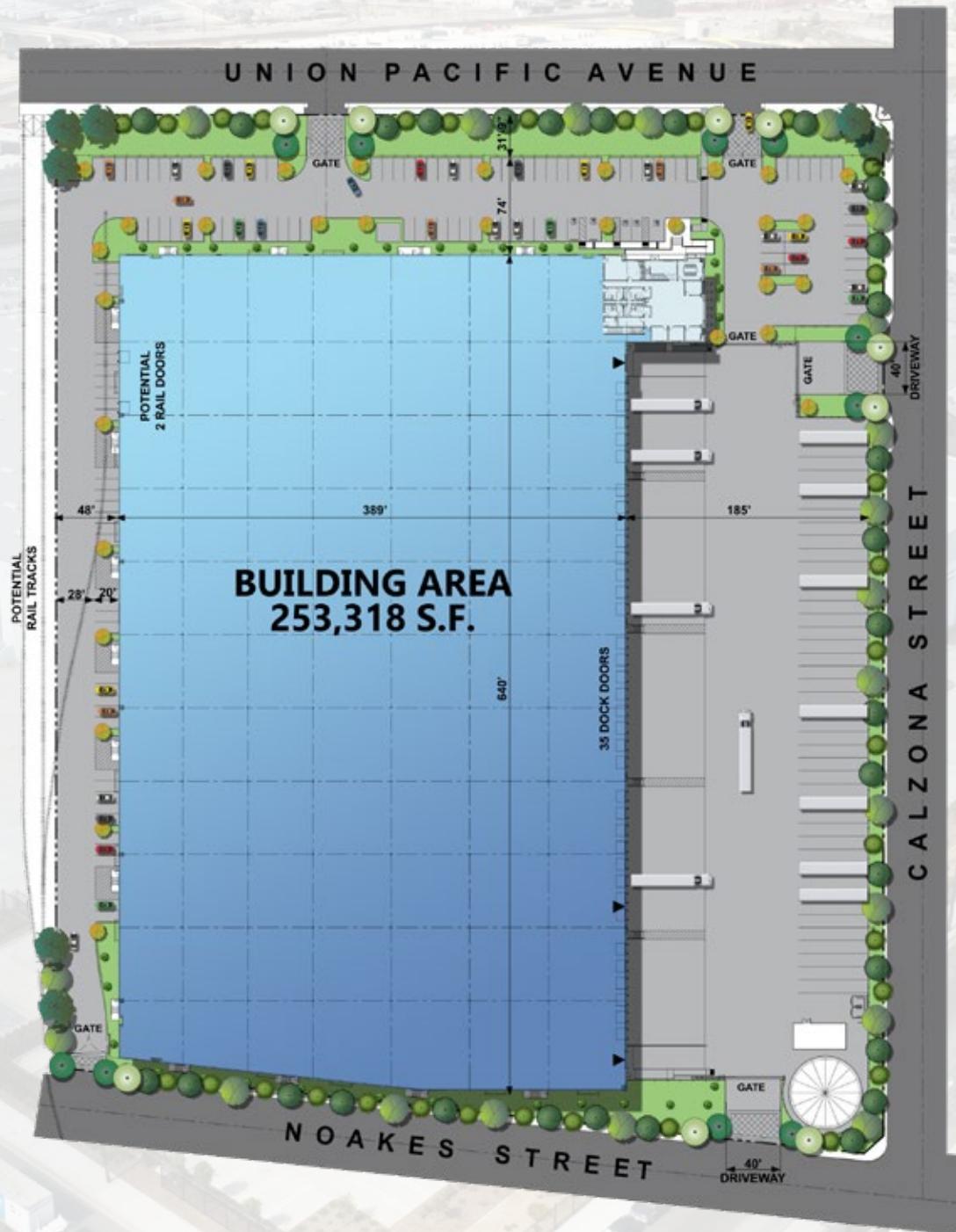


6,800 SF of 2-Story Spec Offices
36' Clear Height
LEED Certified

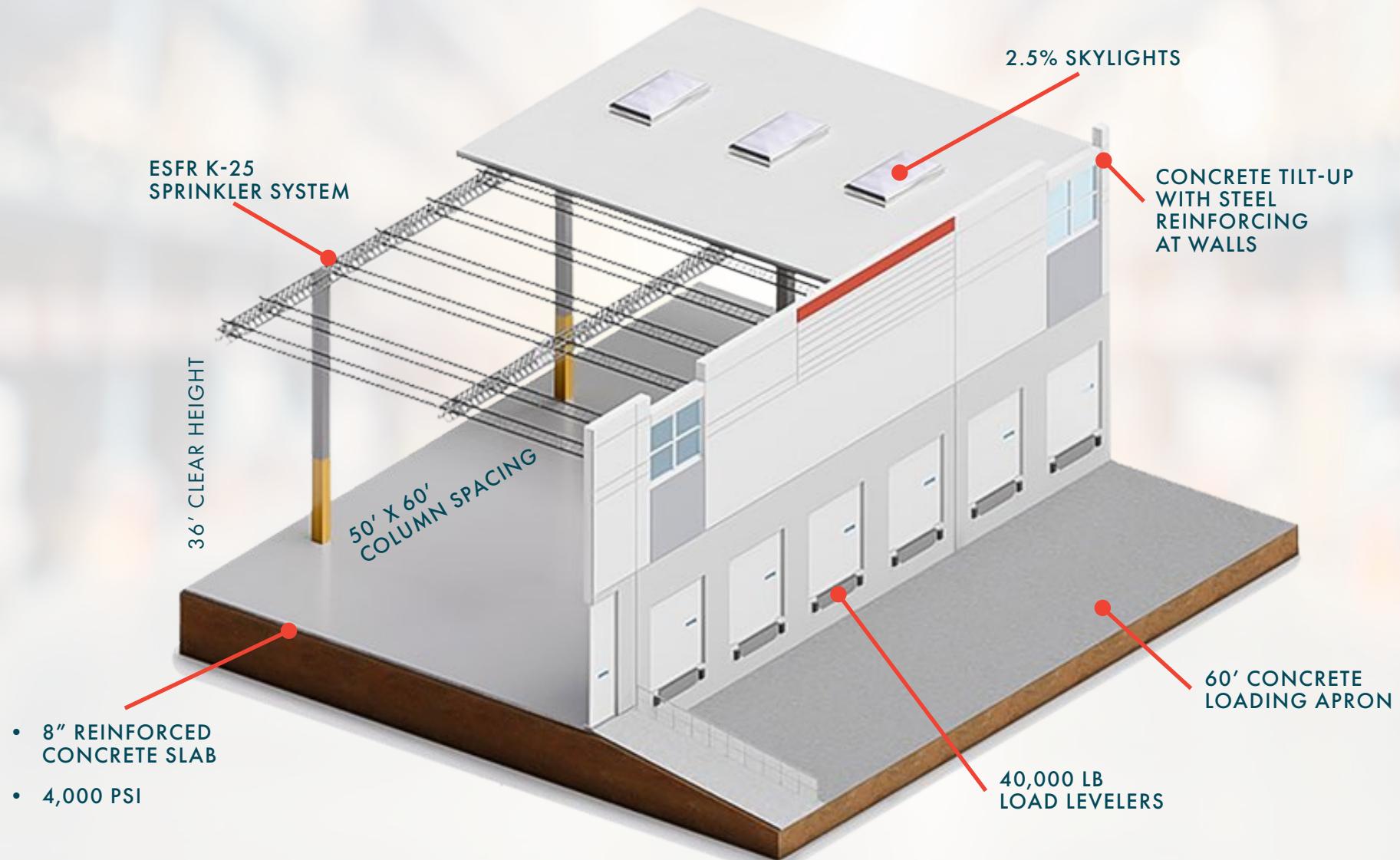


ESFR K-25 Sprinkler System
50' x 56' Typical Bay Spacing;
2,000 Amps of Power
(expandable to 4,000 Amps)
Gas Service Possible

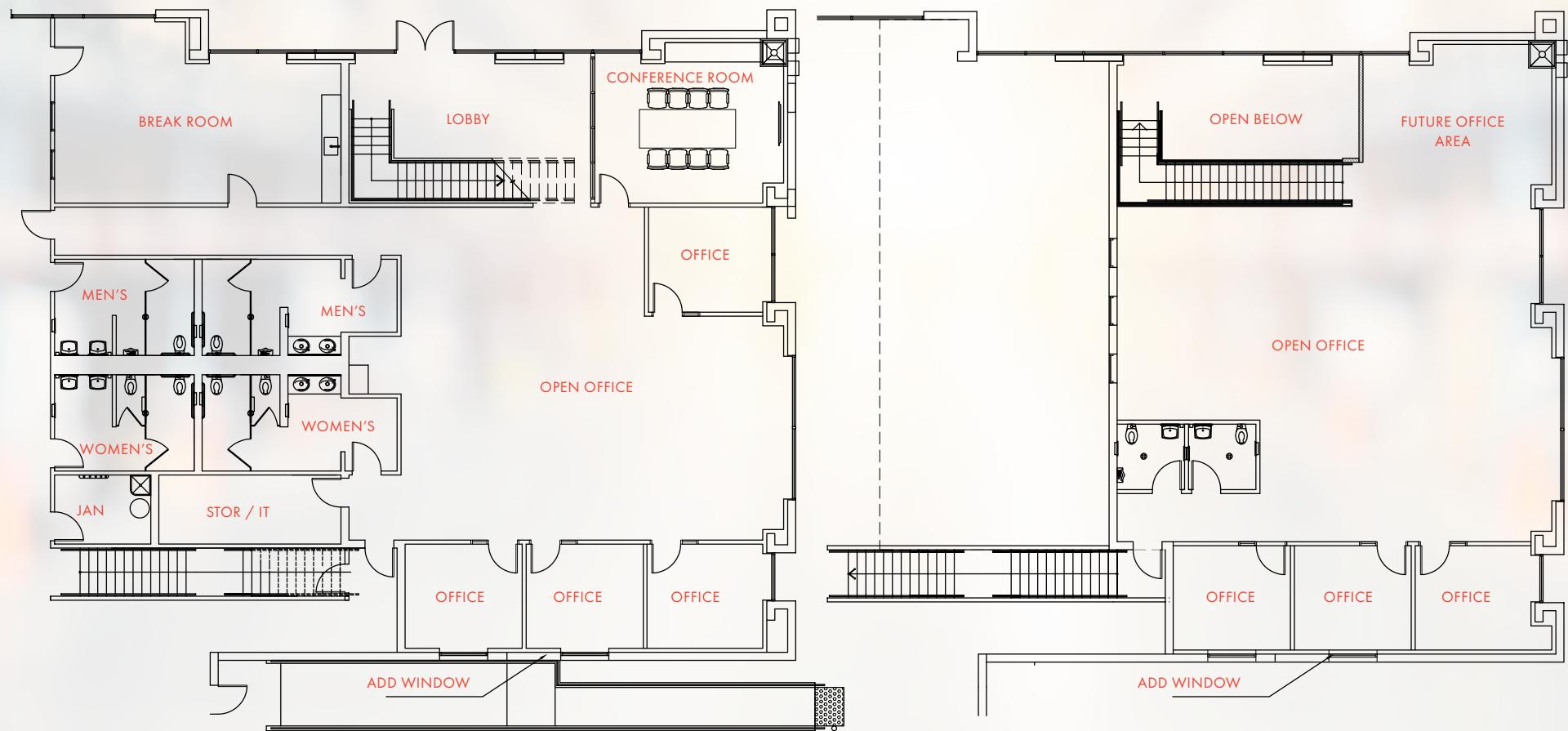
SITE PLAN



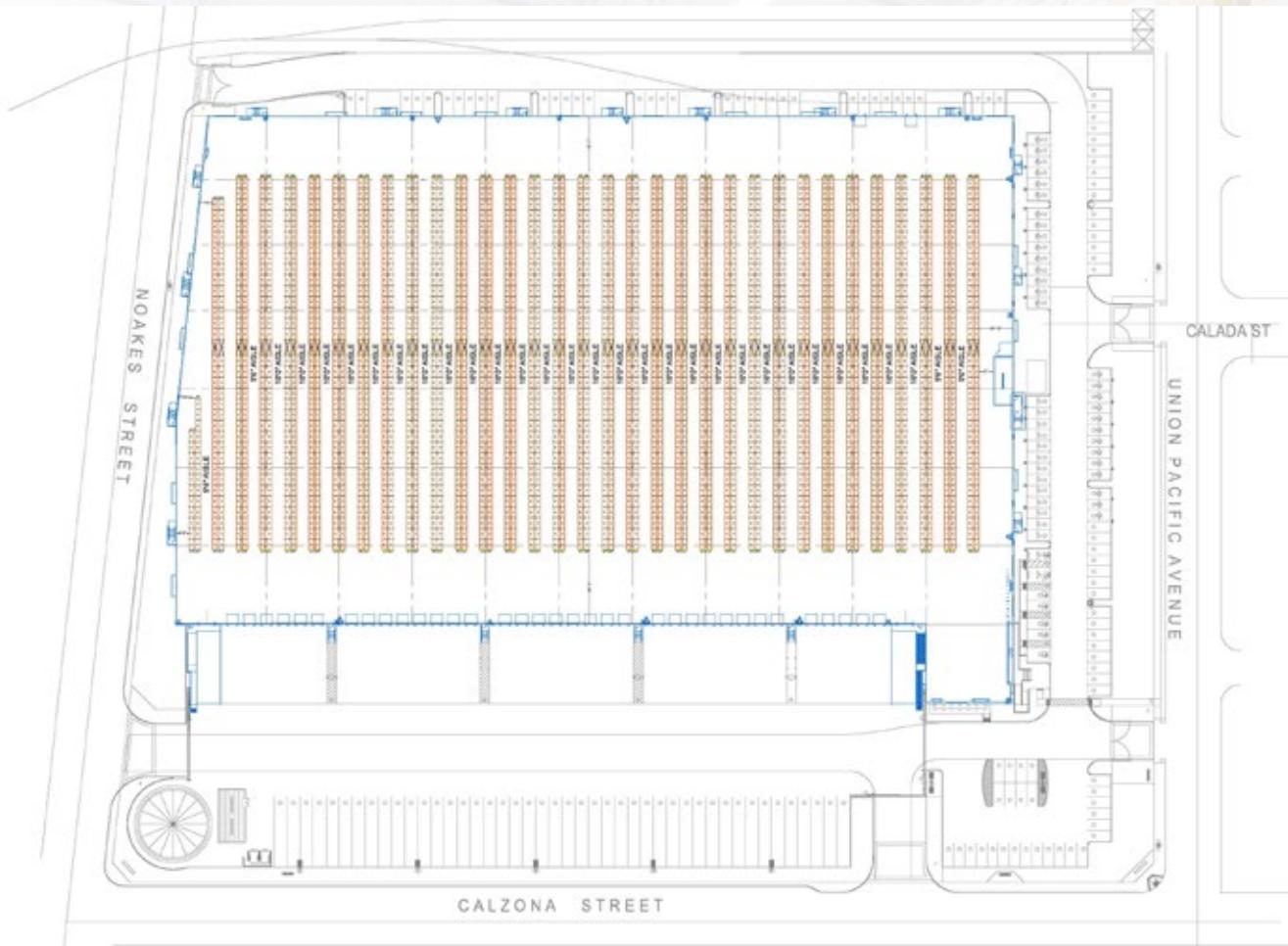
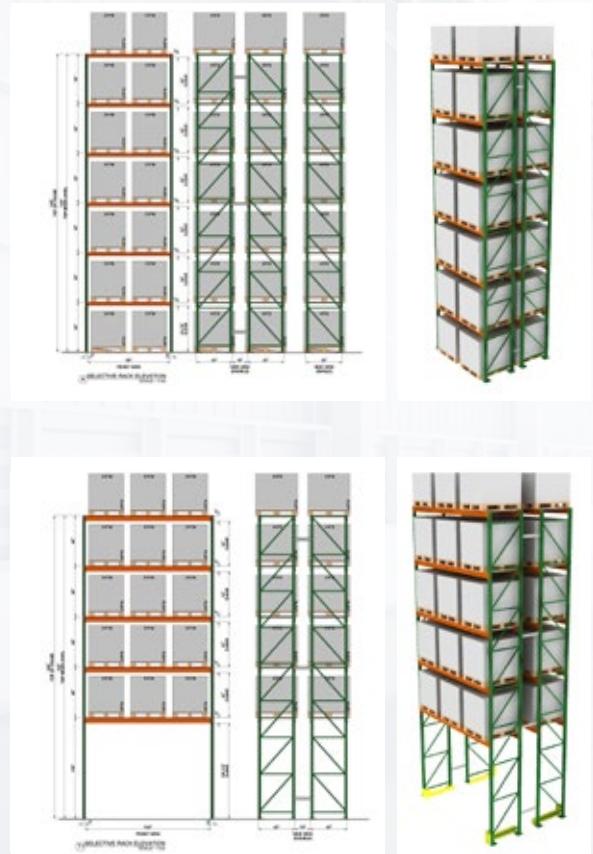
3D OVERVIEW



OFFICE FLOOR PLAN

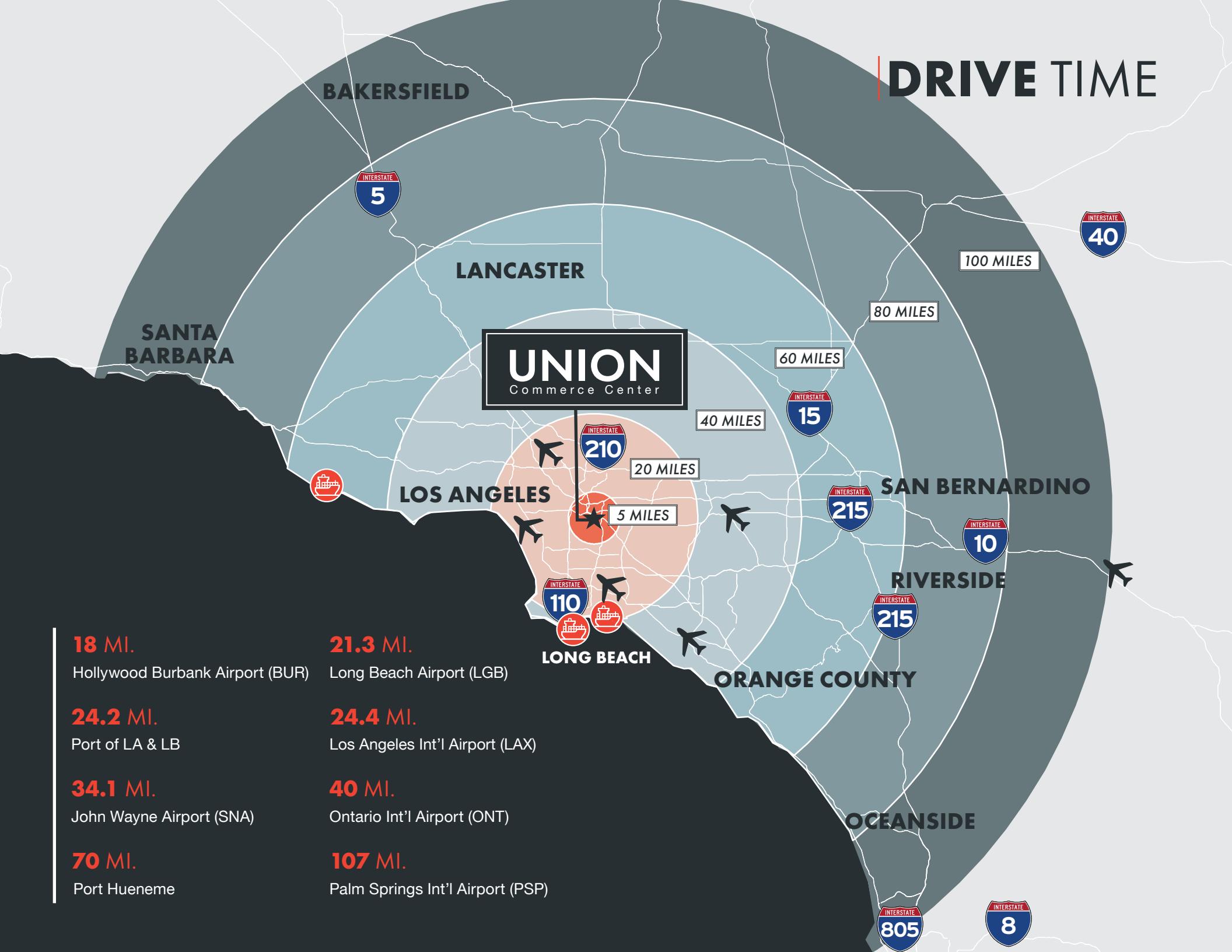


WAREHOUSE RACKING PLAN





DRIVE TIME





CORPORATE NEIGHBORS



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

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