

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
40klb Mech. Load Levelers on All Docks
2 Oversized Grade Level Doors
Rail Loading Possible

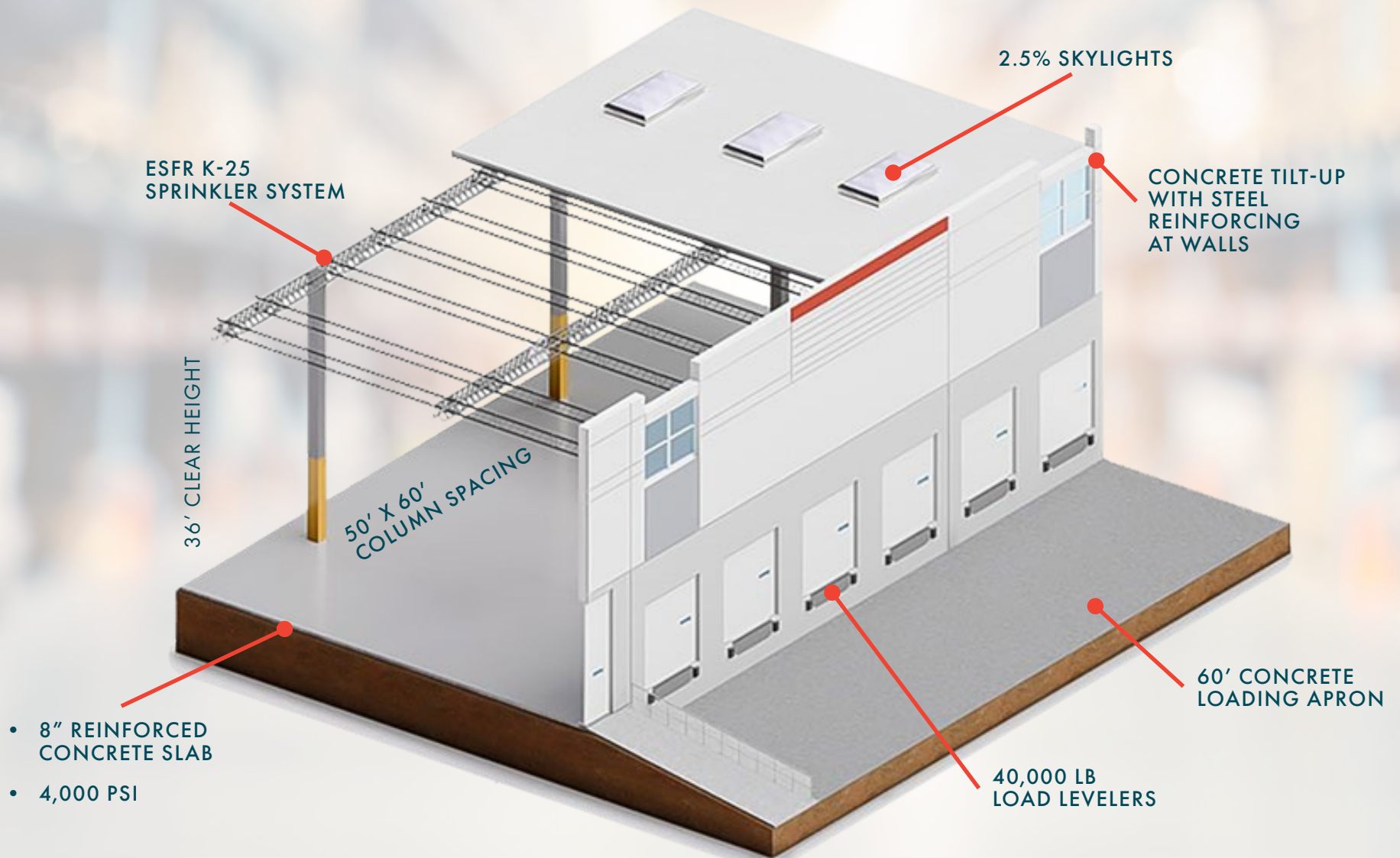


41 Trailer Parking Stalls
185' Secured Truck Court
142 Parking Stalls

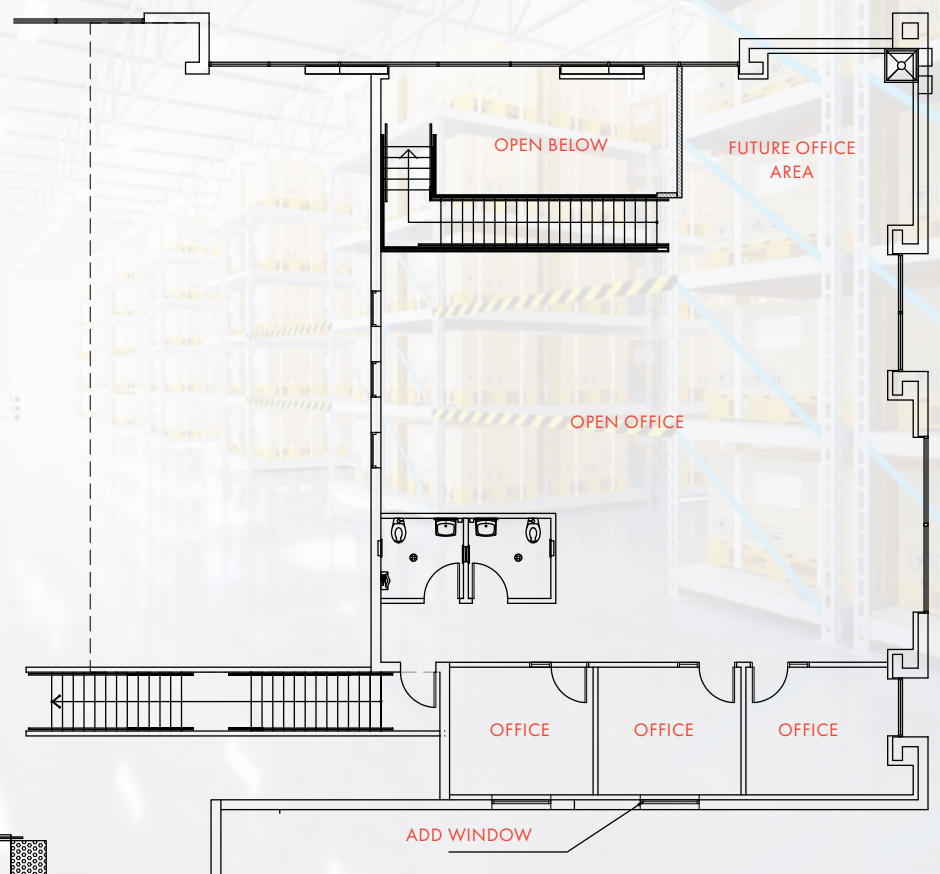
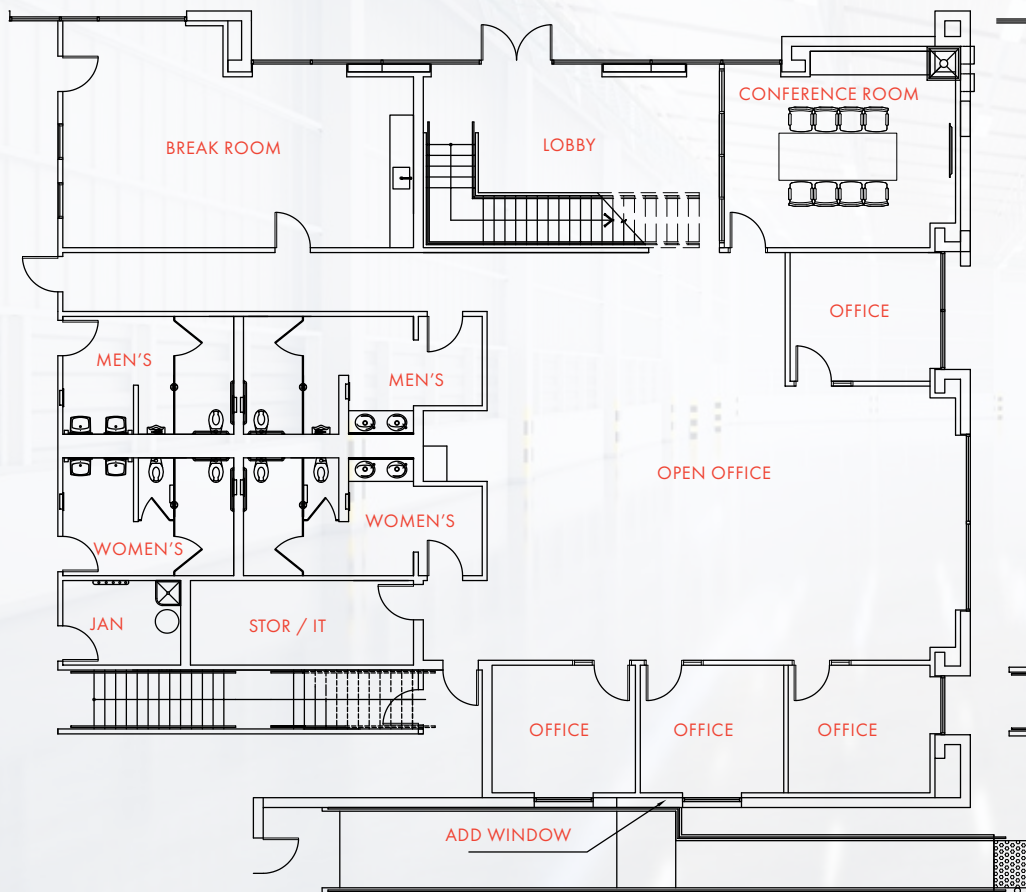
SITE PLAN




3D OVERVIEW



OFFICE FLOOR PLAN



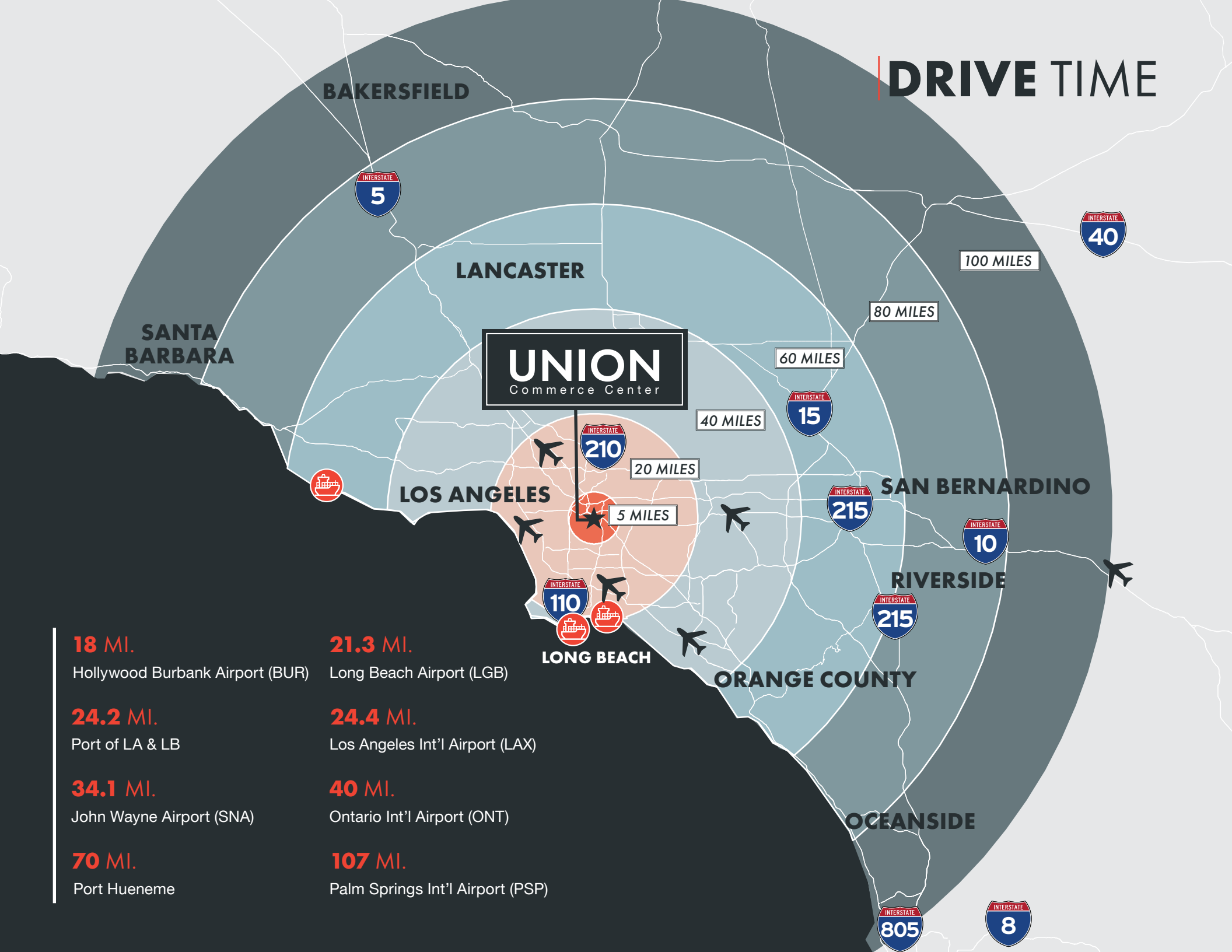


I-5 2 Minutes 0.5 Miles	I-60 6 Minutes 1.3 Miles	I-710 6 Minutes 1.8 Miles
I-101 6 Minutes 2.2 Miles	I-10 7 Minutes 3.4 Miles	 On / Off Ramps

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Commerce Center

LOCATION / ACCESS

DRIVE TIME



BAKERSFIELD



LANCASTER

UNION
Commerce Center

40 MILES



20 MILES

LOS ANGELES

5 MILES

40 MILES

LONG BEACH



ORANGE COUNTY

40 MILES

60 MILES



80 MILES



SAN BERNARDINO



RIVERSIDE



OCEANSIDE

100 MILES



18 MI.

Hollywood Burbank Airport (BUR)

24.2 MI.

Port of LA & LB

34.1 MI.

John Wayne Airport (SNA)

70 MI.

Port Hueneme

21.3 MI.

Long Beach Airport (LGB)

24.4 MI.

Los Angeles Int'l Airport (LAX)

40 MI.

Ontario Int'l Airport (ONT)

107 MI.

Palm Springs Int'l Airport (PSP)





CORPORATE NEIGHBORS



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

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