

# 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



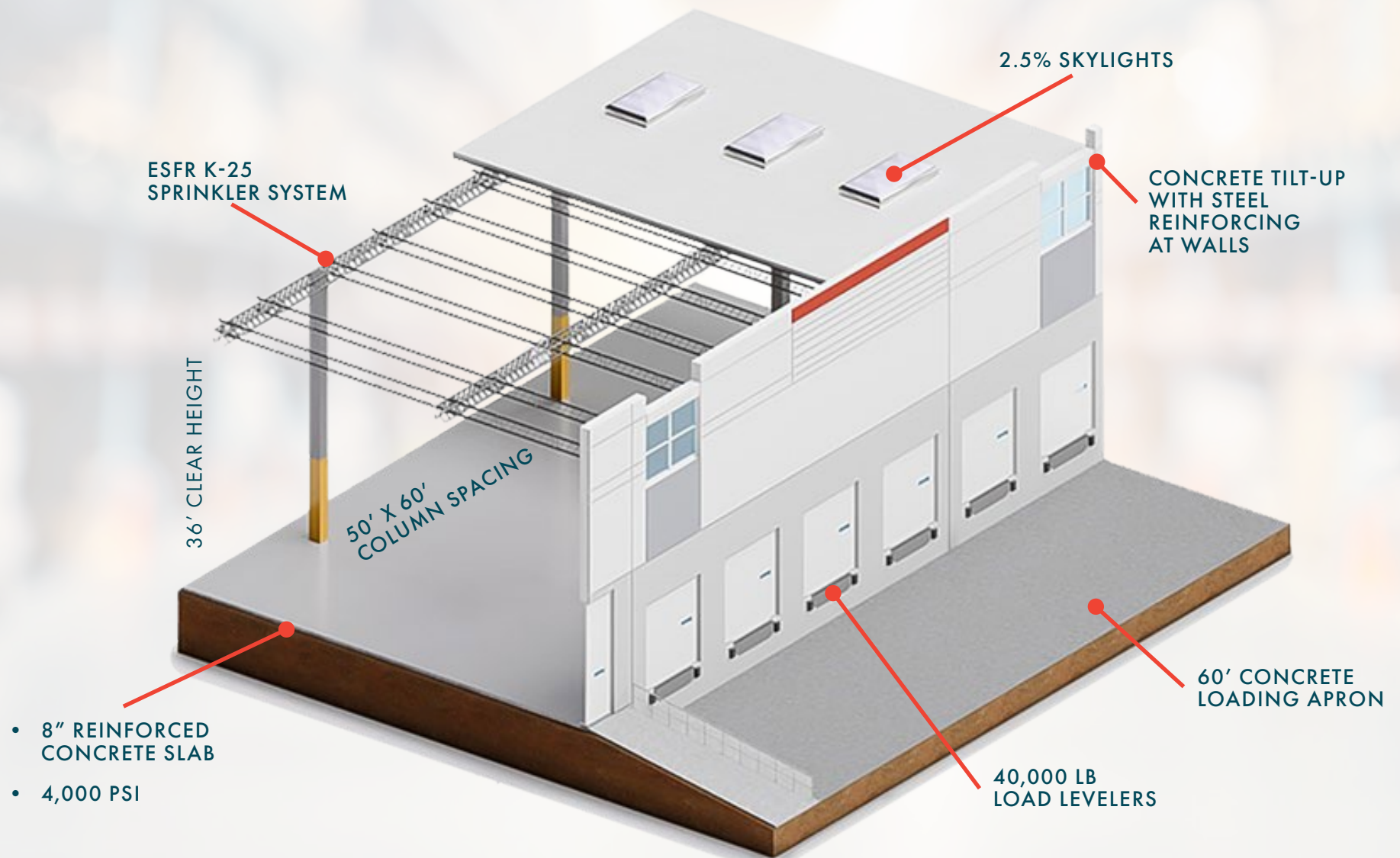
41 Trailer Parking Stalls  
185' Secured Truck Court  
142 Parking Stalls



# SITE PLAN

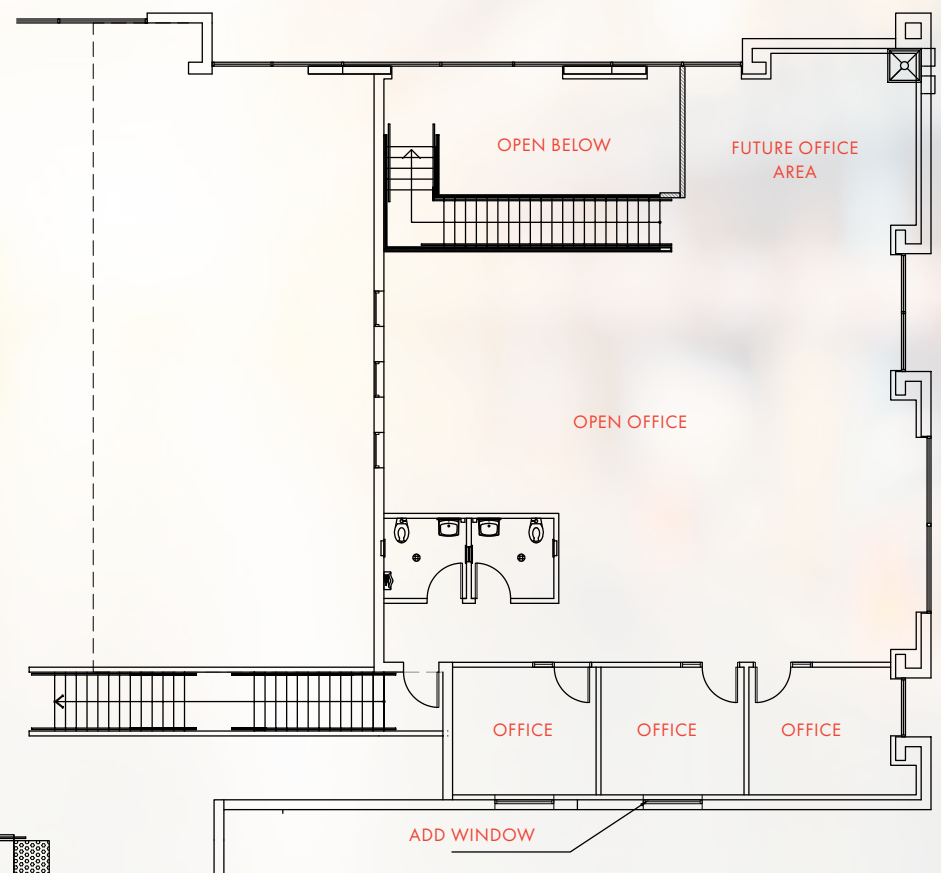
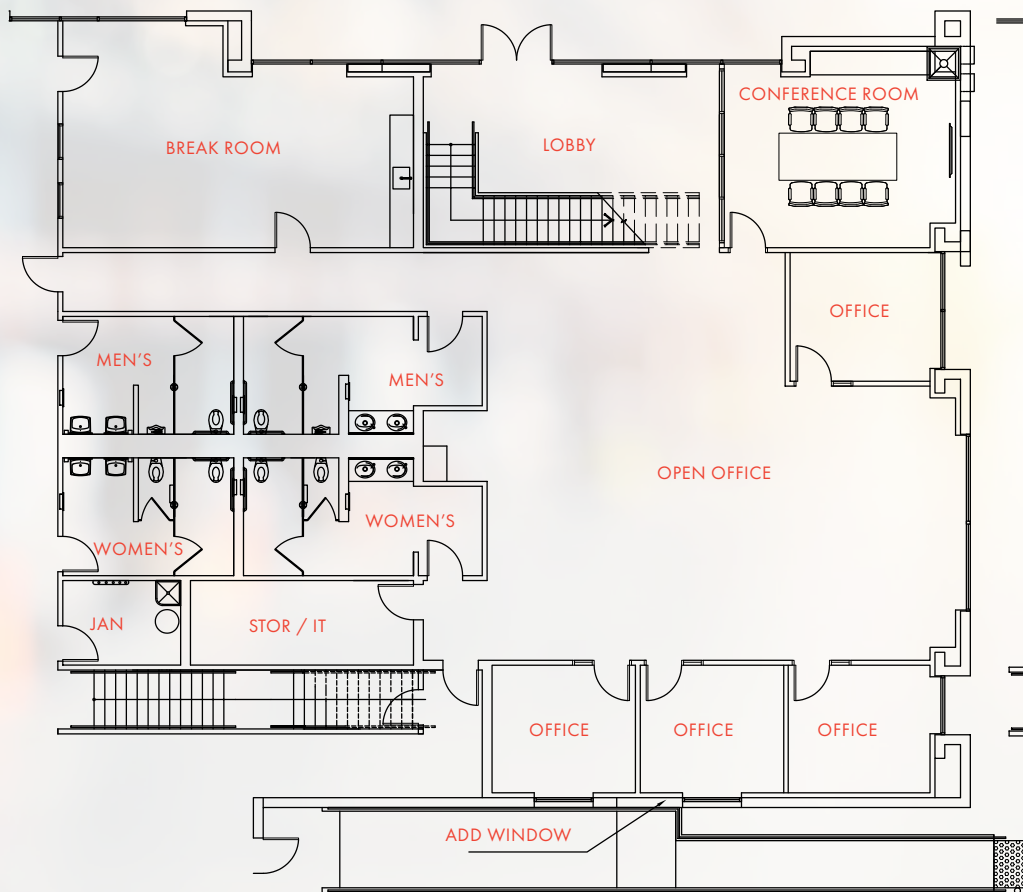


# 3D OVERVIEW

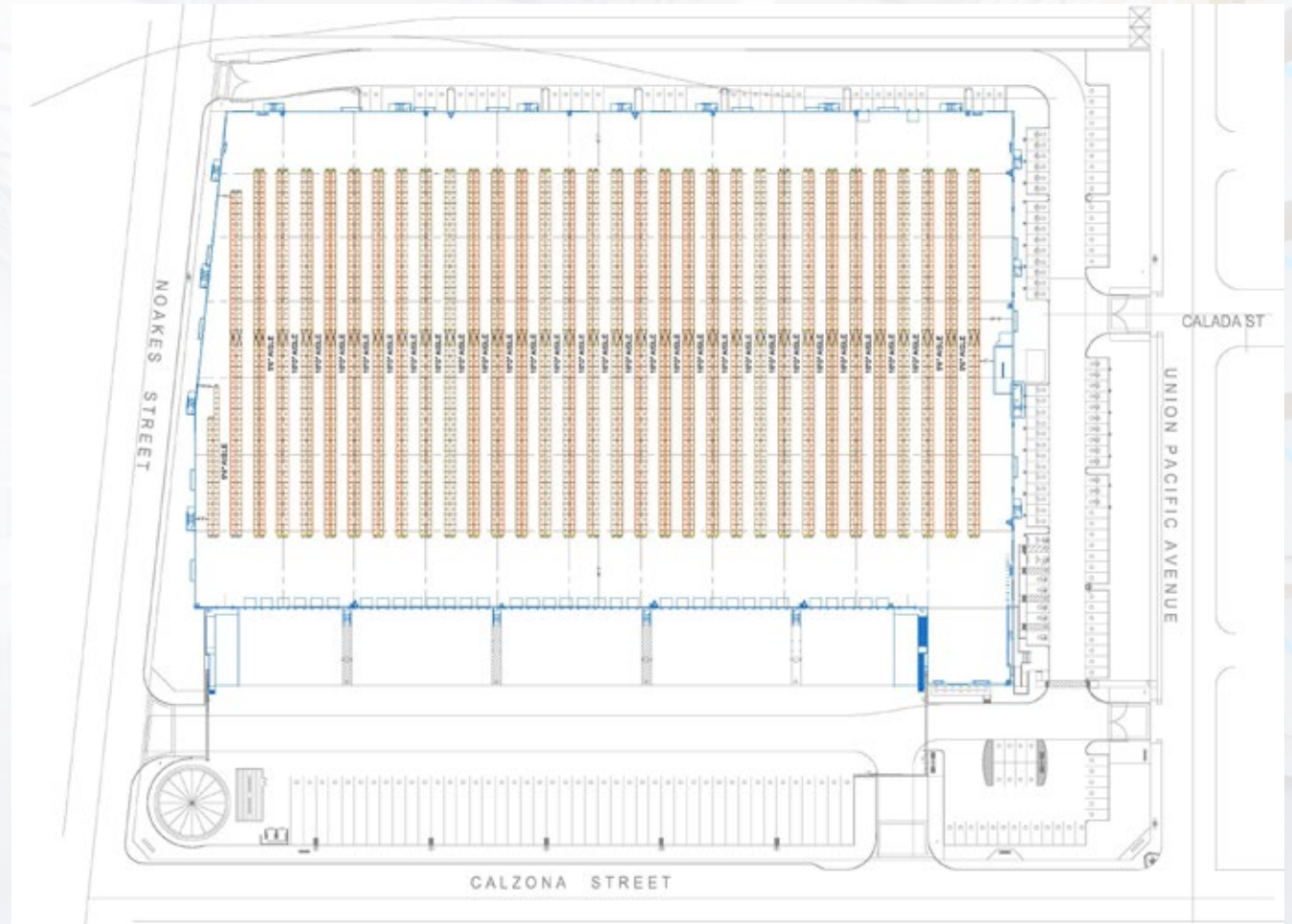




# OFFICE FLOOR PLAN



# WAREHOUSE RACKING PLAN

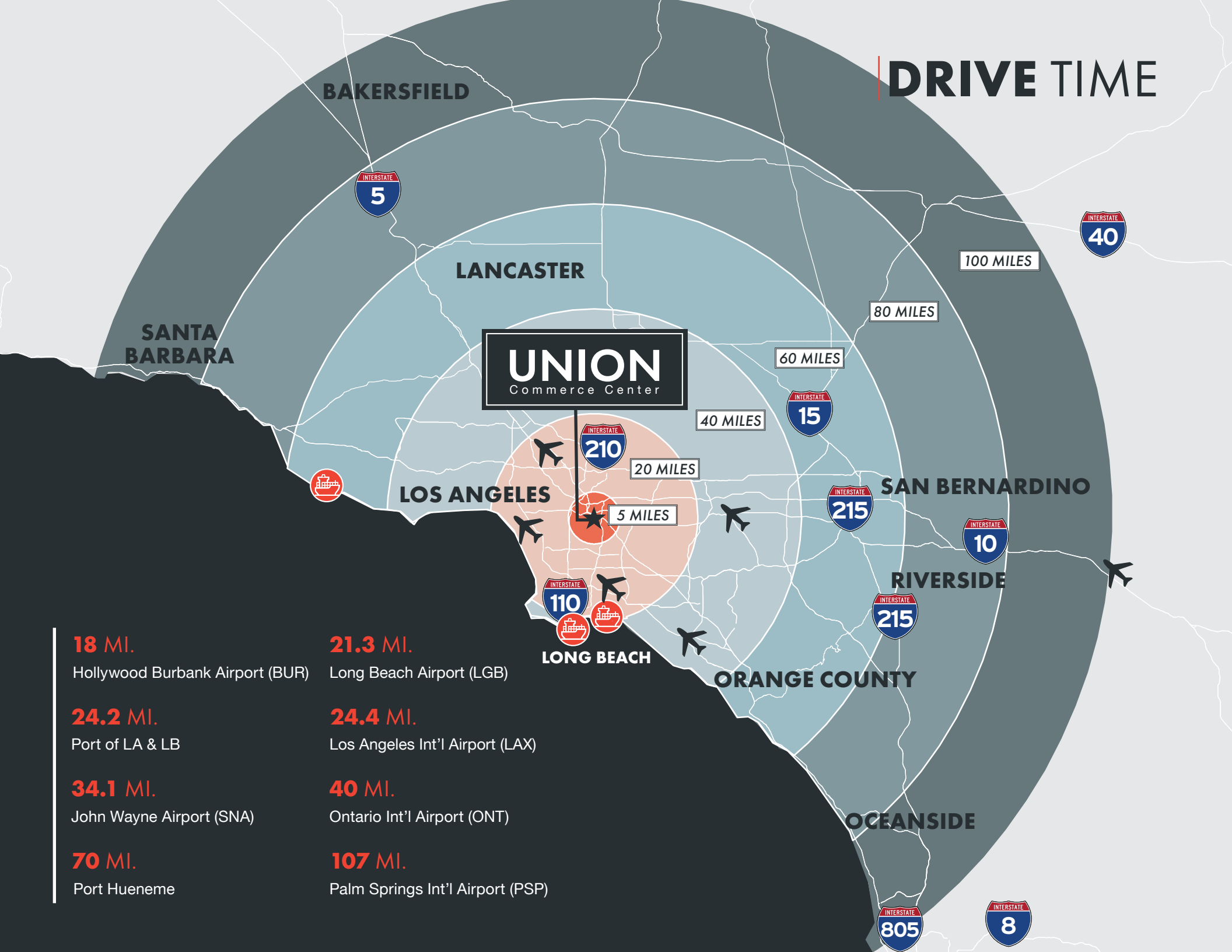






## LOCATION / ACCESS

# DRIVE TIME



**UNION**  
Commerce Center

**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



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

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