

union

COMMERCE CENTER

3690 E UNION PACIFIC AVENUE | LOS ANGELES



STATE-OF-THE-ART | 253,318 SF



UNIONCOMMERCECENTER.COM

BRAND-NEW FREESTANDING DISTRIBUTION CENTER

IN CENTRAL LOS ANGELES

253,318 SF

TOTAL BUILDING

11.09

ACRES

6,800 SF

OF 2 STORY SPEC OFFICES

4

GATED CURB CUTS

**Adjacent to
BNSF Railway**

20 Miles to

LOS ANGELES INTERNATIONAL AIRPORT [LAX]

25 Miles to

PORTS OF LOS ANGELES & LONG BEACH





PROPERTY HIGHLIGHTS

LOADING AND PARKING HIGHLIGHTS

35

DOCK-HIGH DOORS

40K LB

HYDRAULIC LEVELERS ON ALL DOCKS

2

OVERSIZED GRADE-LEVEL DOORS

RAIL LOADING

POSSIBLE

60'

TRAILER PARKING STALLS

185'

SECURED TRUCK COURT

41

OVERSIZED GRADE-LEVEL DOORS

142

PARKING STALLS

BUILDING SPECIFICATIONS

36' Clear Height

ESFR K-25 Sprinkler System

50' x 56' Typical Bay Spacing

LEED Certified

2.5% Skylights

2,000 Amps of Power
(expandable to 4,000 Amps)

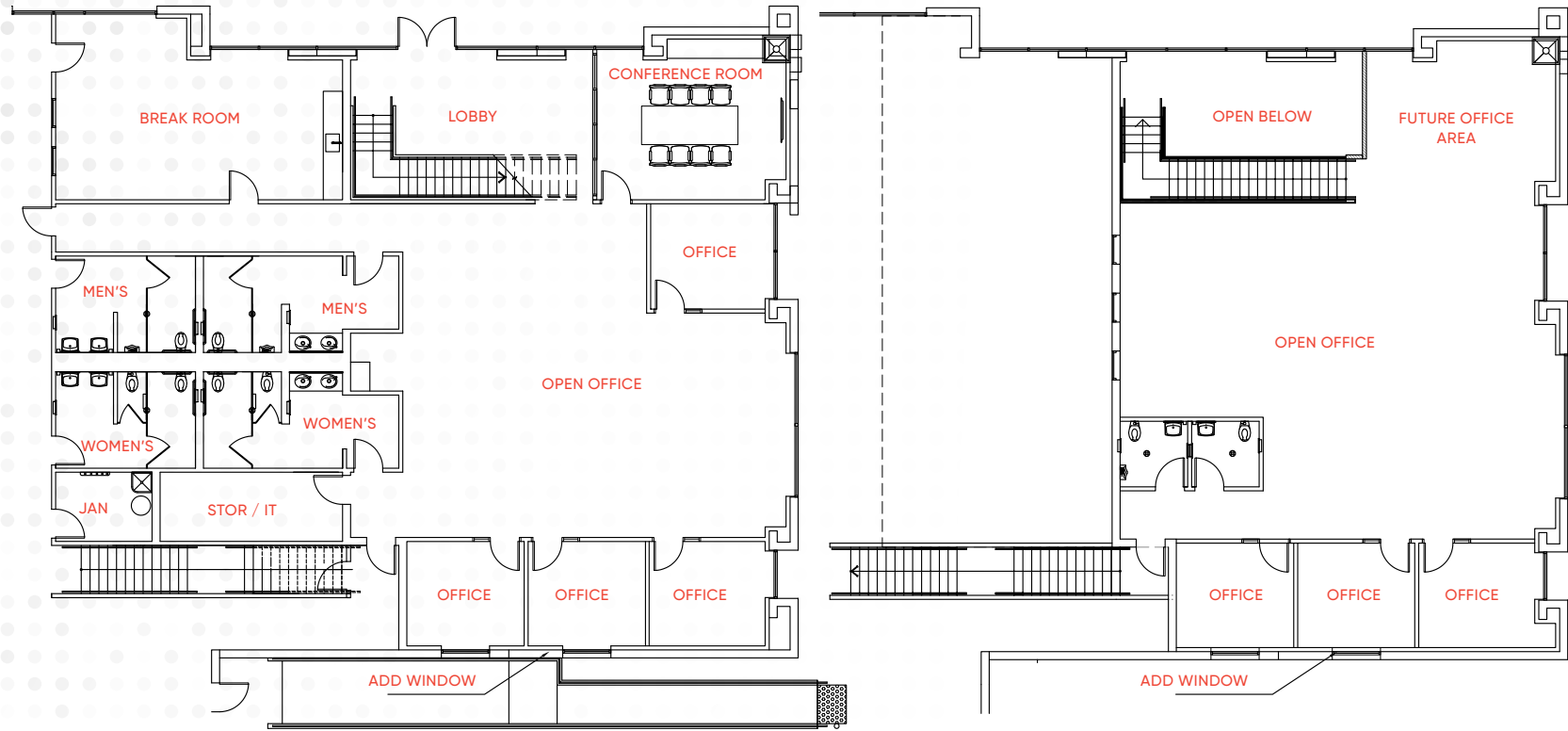
Gas Service Possible

Concrete Tilt-up with Steel Reinforcing
at Walls

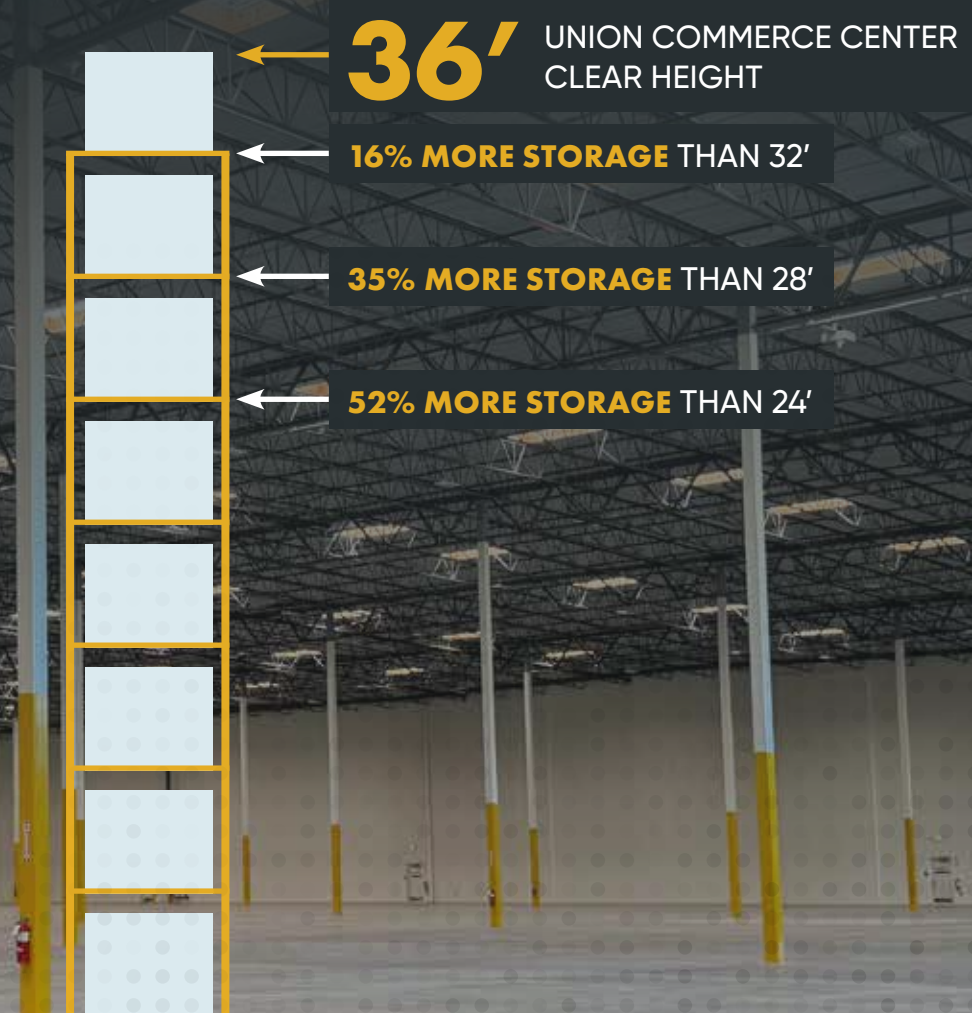
8" Reinforced Concrete Slab

4,000 PSI

OFFICE FLOORPLAN



CLEAR HEIGHT



HOW MUCH MORE STORAGE DOES UNION COMMERCE CENTER PROVIDE?





LOCATION & ACCESS

Establishing a business in Central Los Angeles means serving one of the largest economies in the world. Union Commerce Center's location ideally places you near major Los Angeles freeways rail lines, ports, and airports to easily connect goods to businesses and consumers.

ECONOMIC ADVANTAGE

CENTRAL LOS ANGELES

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

#20

LARGEST ECONOMY IN THE WORLD

#1

LARGEST GDP OF ANY U.S. COUNTY

#1

CITY FOR SOLAR ENERGY IN THE US

#1

ENERGY STAR CERTIFIED BUILDINGS, NATIONALLY

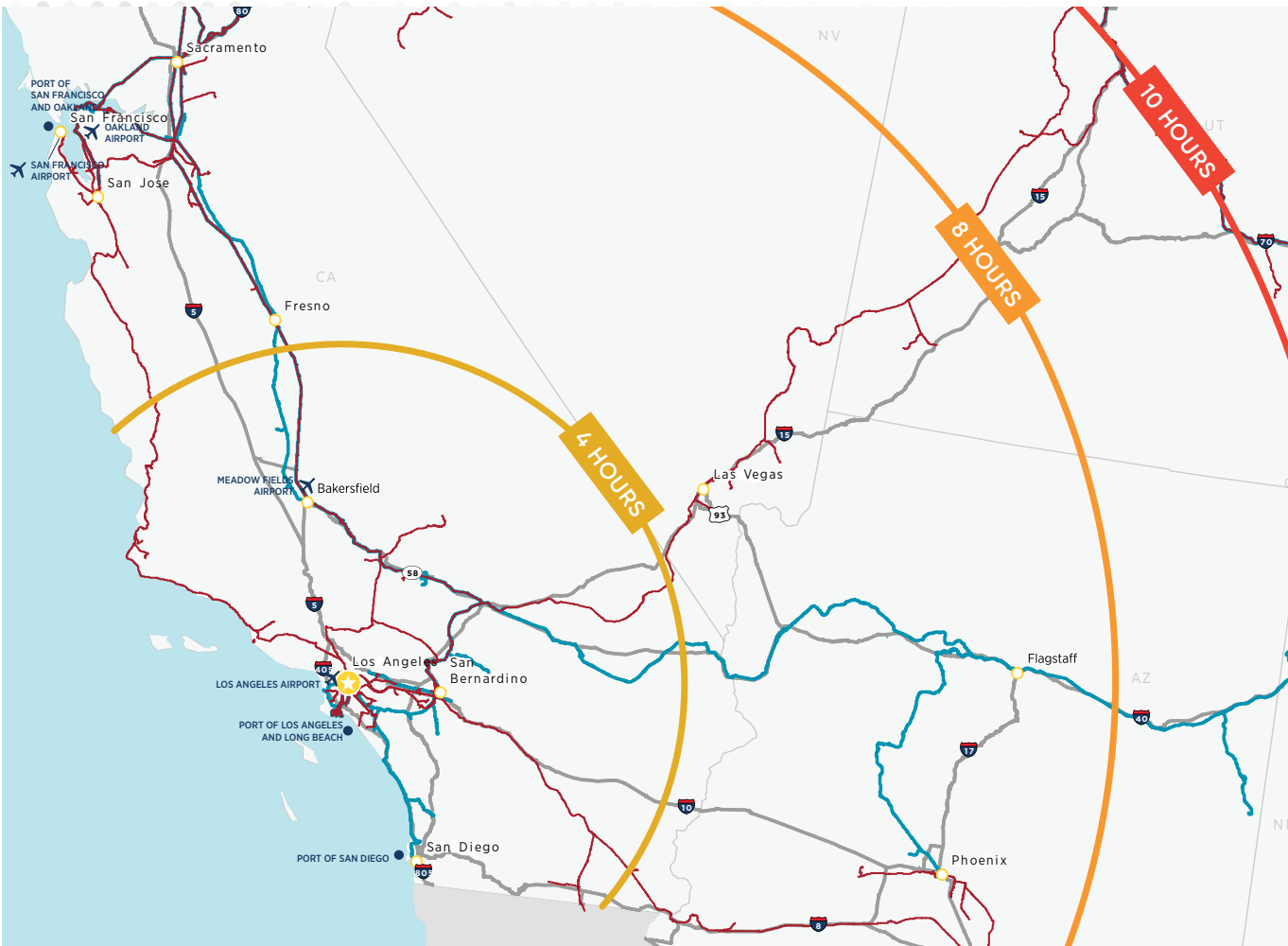
#2

METRO AREA FOR CLEAN ENERGY EMPLOYMENT

#1

LA'S DEPARTMENT OF WATER AND POWER NAMED MUST SUSTAINABLE UTILITY IN THE COUNTRY

REGIONAL CONNECTIONS



18 MILES
HOLLYWOOD BURBANK
AIRPORT (BUR)

21.3 MILES
LONG BEACH AIRPORT
(LGB)

24.4 MILES
LOS ANGELES INT'L
AIRPORT (LAX)

34.1 MILES
JOHN WAYNE AIRPORT
(SNA)

40 MILES
ONTARIO INT'L AIRPORT
(ONT)

107 MILES
PALM SPRINGS INT'L
AIRPORT (PSP)

122 MILES
MEADOW FIELDS AIRPORT
(BFL)

264 MILES
HARRY REID
INTERNATIONAL AIRPORT
(LAS)

378 MILES
SAN FRANCISCO INT'L
AIRPORT (SFO)

369 MILES
OAKLAND INT'L AIRPORT
(OAK)



Port of Los Angeles and Long Beach: 24.2 Miles

Port Hueneme: 79 Miles

Port of San Francisco: 385 Miles

TRUCKING TIMES

At Union Commerce Center, distribution is personal. From here, trucks can roll straight from the dock to major U.S. markets—reaching cities as far as Omaha, Oklahoma City, and Dallas within a 24-hour drive. For deliveries that require a direct connection, Union Commerce Center offers a hands-on logistics advantage that gives occupiers greater speed, flexibility, and confidence that everything arrives when and where it's needed.



DISTANCES TO TOP CITIES

464 MILES
PHOENIX, AZ

786 MILES
ALBUQUERQUE, NM

837 MILES
BOISE, ID

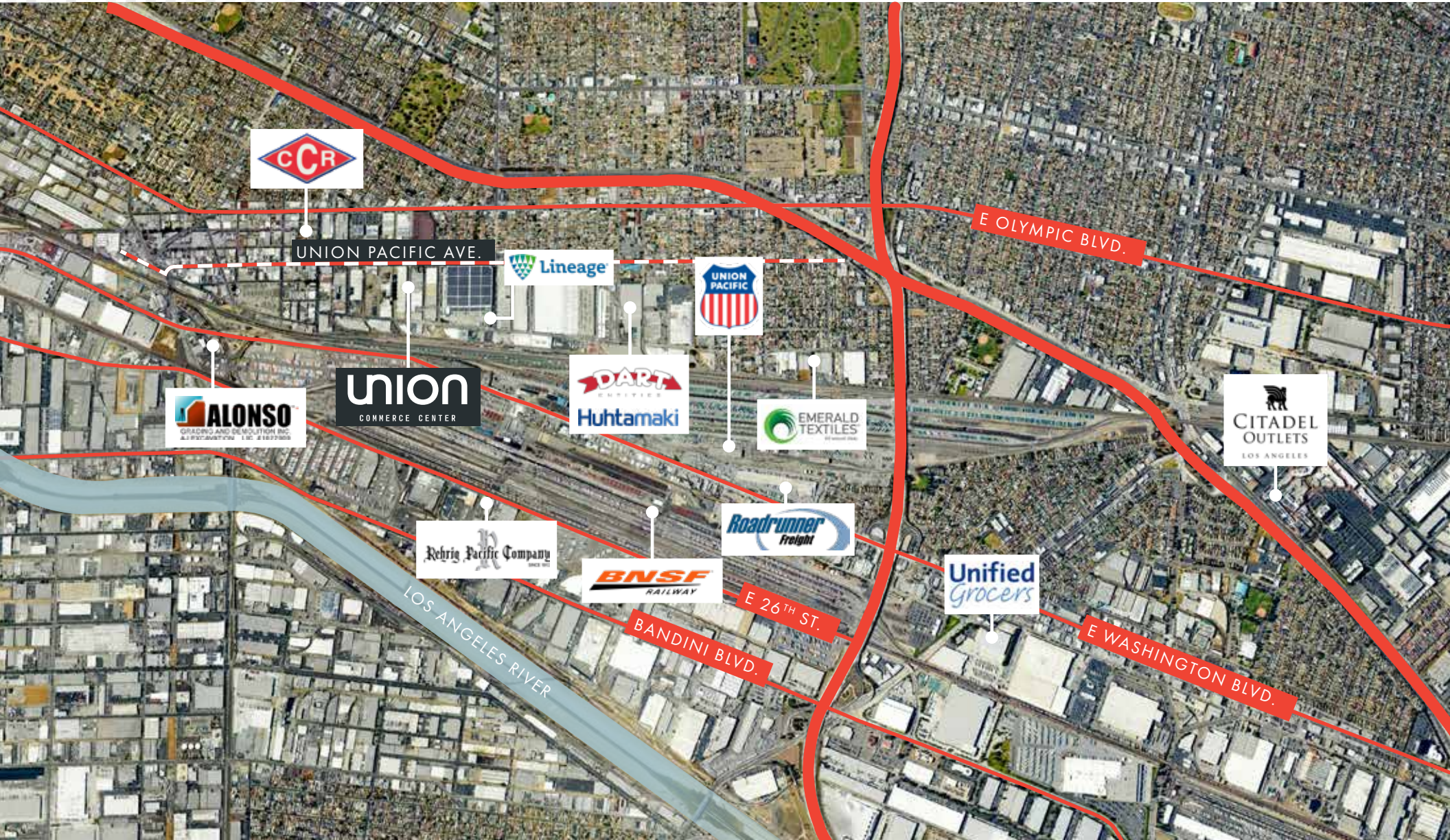
1,016 MILES
DENVER, CO

1,140 MILES
SEATTLE, WA

1,433 MILES
DALLAS, TX

CORPORATE NEIGHBORS

With prime railroad and freeway access and direct connectivity to one of the largest economies in the world, Los Angeles remains a sought-after market for companies looking to efficiently reach businesses and consumers across the globe. Union Commerce Center is strategically positioned among an established roster of industry leaders, including Unified Grocers, Lineage, and Emerald Textiles—underscoring the area’s reputation as a proven hub for logistics, distribution, and manufacturing operations.



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