

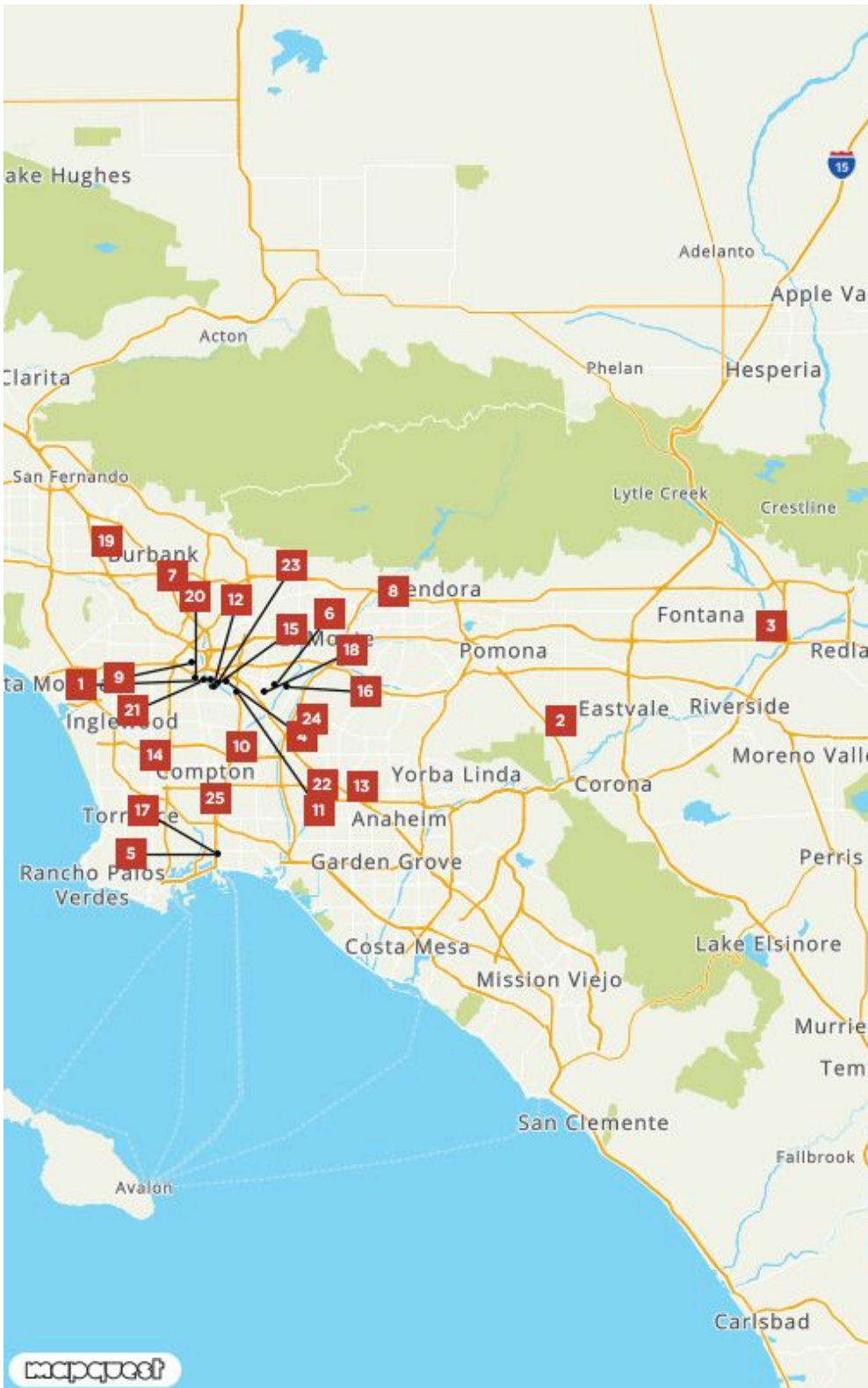
Available Food Processing & Cold Storage Warehouses



COMMERCIAL REAL ESTATE SERVICES

Lee & Associates

5675 Telegraph Road Suite 300 Commerce, CA 90040 | 323-720-8484

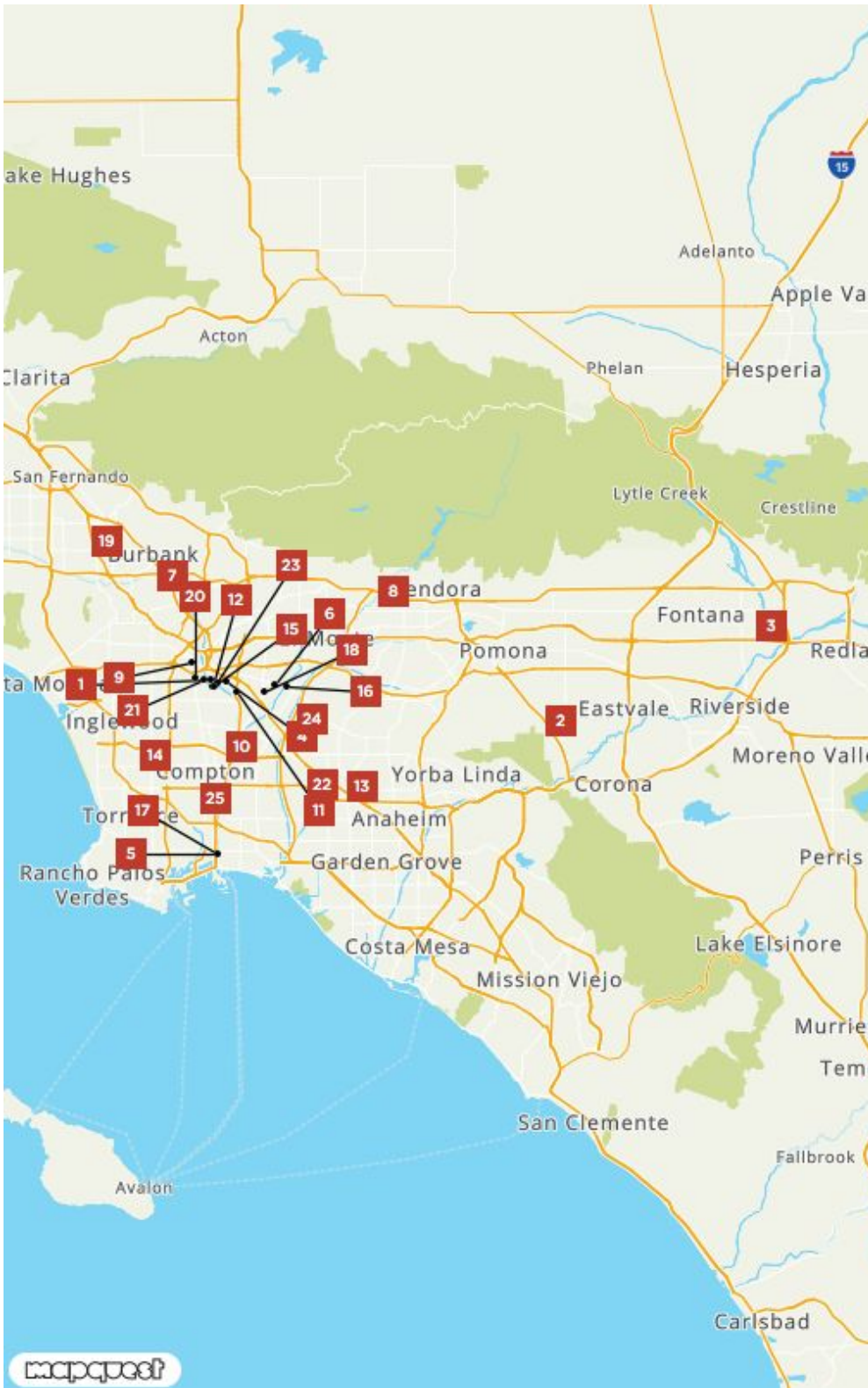


1		3000 - 3090 E Washington Blvd Los Angeles, CA 90023
2		6711 Bickmore Ave Chino, CA 91708
3		1641 N 8th St Colton, CA 92324
4		4000 Noakes St Commerce, CA 90023
5		1444 San Francisco Ave & 828 Cowles St (Portfolio) Long Beach, CA 90813
6		1115 - 1129 W Olympic Blvd Montebello, CA 90640
7		5430 - 5440 W San Fernando Rd (Portfolio) Los Angeles, CA 90039
8		1120 W Foothill Blvd Azusa, CA 91702
9		752 Stanford Ave Los Angeles, CA 90021
10		7475 - 7485 Flores St Downey, CA 90242
11		4730 - 4740 E 26th St Vernon, CA 90058
12		3305 E Vernon Ave Vernon, CA 90058
13		500 Burning Tree Rd Fullerton, CA 92833
14		1441 W 130th St Gardena, CA 90249
15		2646 S Downey Rd Vernon, CA 90058
16		8252 Whittier Blvd Pico Rivera, CA 90660
17		828 W Cowles St Long Beach, CA 90813
18		6820 - 6830 E Washington Blvd Commerce, CA 90040



Matthew Artukovich
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323-767-2033





19		7005 Tujunga Ave North Hollywood, CA 91605
20		1825 E 22nd St Los Angeles, CA 90058
21		2590 Harriet St Vernon, CA 90058
22		13815 Struikman Rd Cerritos, CA 90703
23		3435 E Vernon Ave Vernon, CA 90058
24		8550 Chetle Ave Whittier, CA 90606
25		3064 E Maria St Rancho Dominguez, CA 90221

	INDUSTRIAL Property Location	Available SF	Rate/SF	DH/GL	Const Status	Clear Height	Listing Notes
		Office SF Bldg SF	Price/SF Price	Sprinkler Yard	Listing Status Possession	Amps Parking	
1	Washington Food Center 3030 E Washington Blvd Los Angeles, CA 90023 AIR - CBD 	47,056 SF 7,650 SF 294,544 SF	TBD NFS	7/1 Yes Fncd/Pvd	Existing Available Now	30' 800 1.1:1/51	Excellent Refrigerated Distribution Facility ±30,000 SF Coolers * 5 Rooms (32" to Ambient) * Floor Drains 7 DH Positions * 1 GL Door Via Ramp 7,650 SF 2 Story Office * 800 Amps (Expandable to 1200 Amps) Direct Access to (10), (5), (101) & (60) Freeways Zoning/Rail: M3-1-CUGU / No Listing #: 41219824 APN: 5169-025-036 Mos on Mkt: 13
		Call broker					
2	6711 Bickmore Ave Chino, CA 91708 AIR - IE West 	442,428 SF 10,000 SF 442,428 SF	\$1.10 IG NFS	56/2 ESFR Fncd/Pvd	Existing Available 60 Days	32' 800 0.5:1/220	Sublease Through 8/31/2029 10,000 SF of Office Space 7,400 SF Cooler 56 Dock High Doors, 2 Ground Level Doors ESFR Sprinkler System Access to 71, 91, & 60 Fwys Zoning/Rail: M2 / No Listing #: 43140127 APN: 1056221030000 Mos on Mkt: 3
		Call broker					
3	1641 N 8th St Colton, CA 92324 AIR - IE East 	50,000 SF 1,000 SF 50,000 SF	NFL \$350.00 \$17,500,000	5/6 Yes Fncd/Pvd	Existing Available COE	15' - 33' 2000 1.2:1/60	Food Processing - USDA & BRC 15,600 SF Freezers Up to 30' High; 2,000 SF Cooler 17,000 SF Production Area, Floor Drains 5 Dock High Loading, Ground Level Loading 2,000 Amps Power Near 10 & 215 Freeways Zoning/Rail: M-1 / No Listing #: 42958630 APN: 0160141330000 Mos on Mkt: 4
		Call broker					
4	4000 Noakes St Commerce, CA 90023 AIR - Commerce/Vernon 	113,347 SF 23,842 SF 113,347 SF	\$2.60 NNN NFS	7/1 Yes Fncd/Pvd	Existing Available 30 Days	30' 6400 1.1:1/129	Class "A" Frozen/Refrigerated Foods Production Plant 44,399 SF Refrigerated Production Area 23,918 SF Freezer Area * 10,618 SF Refrigerated Dock Formerly USDA & Safe Quality Food - Level 3 Conforming Separate Fenced & Secured Loading & Parking Area Prime Central Los Angeles Location Zoning/Rail: M2 / No Listing #: 42668443 APN: 5192-018-020, 5242-023- Mos on Mkt: 6
		Call broker					
5	1444 San Francisco Ave & 828 Cowles Long Beach, CA 90813 AIR - Long Beach/Harbor Cities 	29,522 SF 29,522 SF	NFL \$381.41 \$11,260,000	/ No	Existing Available COE		Free Standing Building ±29,522 SF Warehouse on ±28,552 SF Lot Bow Truss Warehouse w/ Lobby, Offices, and Meeting Rooms ±1,500 SF Refrigerator and ±2,500 SF Freezer LBIG Zoning, Ideal for Owner/User or Redevelopment Tenant May Lease Back For A Short Period of Time: TBD Zoning/Rail: IG / No Listing #: 43232931 APN: 7271-008-003, 7271-008- Mos on Mkt: 3
		Call broker					
6	1115-1129 W Olympic Blvd Montebello, CA 90640 AIR - Commerce/Vernon 	24,840 SF 9,935 SF 24,840 SF	TBD NFS	2/1 No No	Existing Available 90 Days	12' TBD	Food Processing, Cold Storage, and Distribution Facility Brand New, High Image w/ Test Kitchen Freezer, Coolers, and Floor Drains Included 24/7/365 Security Guards On Site and Included Can Be Delivered as USDA & SQFI Trunkey Facility Zoning/Rail: MNM1 / No Listing #: 43202160 APN: 6350-017-021 Mos on Mkt: 3
		Call broker					

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	INDUSTRIAL Property Location	Available SF	Rate/SF	DH/GL	Const Status	Clear Height	Listing Notes
		Office SF Bldg SF	Price/SF Price	Sprinkler Yard	Listing Status Possession	Amps Parking	
7	5430-5440 W San Fernando Rd Los Angeles, CA 90039 AIR - East SFV 	34,412 SF 34,412 SF	TBD NFS	2/3 Yes	Existing Available 30 Days		Sublease Through 6/30/2026 Two Buildings Totaling 34,412 SF Bldg 1: State of the Art Brewing Facility w/2 Ground Level Doors Bldg 2: Cold Storage w/2 DH Doors, 1 GL Door, 2 Separate Cold Rooms Ability For 6 Bobtail Loading Positions Zoning/Rail: M2 / No Listing #: 42614915 APN: 5593-005-042, 5593-005- Mos on Mkt: 6
8	1120 W Foothill Blvd Azusa, CA 91702 AIR - 210 Corridor 	115,110 SF 7,791 SF 115,110 SF	\$1.50 NNN NFS	9/3 Yes Fncd/Pvd	Existing Available Now	20' 4000 0.7:1/75	Sublease Through 12/31/2033, Direct lease or Purchase Possible Free Standing Food Facility Building Previously USDA & BRC Certified Food Processing Facility Low Cost Electricity From Azusa Light & Water Dept Heavy Power Zoning/Rail: DWL / No Listing #: 41835039 APN: 8616-001-420 Mos on Mkt: 10
9	752 Stanford Ave & 920 Agatha Ave Los Angeles, CA 90021 AIR - CBD 	20,837 SF 3,600 SF 20,837 SF	\$2.35 NNN NFS	0/3 No Fncd/Pvd	Existing Available 30 Days	16' 800 0.4:1/8	First Time On The Market In Over 20 Years Freezer/Cooler Building In Seafood District Gated-Secured Parking Includes Vintage Feel Office On Second Floor - Included In SF Total of 6,050 SF of Freezer/Cooler & +1,650 SF of Processing Zoning/Rail: M2 / No Listing #: 41058573 APN: 5146-029-028 Mos on Mkt: 14
10	Rancho Business Center 7475-7485 Flores St Downey, CA 90242 AIR - MidCounties 	126,381 SF 5,300 SF 126,381 SF	\$1.55 G NFS	21/3 Yes Fncd/Pvd	Existing Available Now	30' 400 1.5:1/185	Rancho Business Center 40,000 SF Cooler & Racking Can Stay Fenced Yard 126,381 SF Divisible to 63,131 SF & 63,250 SF Zoning/Rail: SPECPLN / No Listing #: 43120538 APN: 6245-016-930 Mos on Mkt: 3
11	KBB Industrial Center 4740 E 26th St Vernon, CA 90058 AIR - Commerce/Vernon 	20,835 SF 1,500 SF 62,270 SF	\$1.75 MG NFS	3/1 Yes Fncd/Pvd	Existing Available 01/01/2026	16' 1.0:1/20	KBB Industrial Center Divisible by 15,835 SF ±800 SF Freezer (±12' Interior Height) ±4,110 SF Cooler (±14' Interior Height) 3 DH Doors, 1 GL Doors 16 Clear Height Zoning/Rail: I/T/C-1 / No Listing #: 43549961 APN: 6332-001-004 Mos on Mkt: 1
12	3305 E Vernon Ave Vernon, CA 90058 AIR - Commerce/Vernon 	103,633 SF 6,200 SF 103,633 SF	\$1.65 NNN \$255.71	9/0 Yes Fncd/Pvd	Existing Available 30 Days	14'-28' 7000 1.1:1/111	Uses: USDA-Food Processing, Freezer, Blast Freezer, Cooler, Commissary, Food Prep, and Distribution Includes: Cooking Hoods, Floor Drains, Clarifiers, Boilers, Fenced & Fully Secured Parking, 9 Dock High Doors, 8 Pallet Lift, Heavy Duty Freight Elevator Clear Height 14' - 28' Zoning/Rail: I/S / Yes UPRR Listing #: 41330276 APN: 6303-006-067, 6303-006- Mos on Mkt: 13



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INDUSTRIAL		Available SF	Rate/SF	DH/GL	Const Status	Clear Height	
Property Location		Office SF	Price/SF	Sprinkler	Listing Status	Amps	
		Bldg SF	Price	Yard	Possession	Parking	Listing Notes
13	500 Burning Tree Fullerton, CA 92833 AIR - OC North	62,697 SF	TBD	18/3	Existing	32'	Freezer & Cooler Building For Lease
		4,726 SF	NFS	Yes	Available	1600	4,726 SF Office Space
		62,697 SF		Fncd/Pvd	12/31/2025	1.9:1/122	±16,171 SF Refrigeration Space ±12,000 SF Freezer Space 18 Dock High Doors, 3 Grade Level Doors Large Fenced Yard w/Trailer Parking
		Call broker					Zoning/Rail: M-G / No Listing #: 42926125 APN: 280-212-02 Mos on Mkt: 4
							
14	1441 W 130th St Gardena, CA 90249 AIR - Gardena/North Compton	22,110 SF	\$2.70 NNN	2/1	Existing	10'	Two-story Food Processing Facility / Remodeled 2018
		2,000 SF	NFS	No	Available	600	±22,110 SF Free Standing Building
		22,110 SF		Yes	Now	1.4:1/30	Six (6) Bobtail Dock Positions with Exterior Covered Loading Cold Storage & Freezer / Grease Trap & Floor Drains Turn Key 2023 USDA FDA Certified Food Facility One (1) 3,000 lbs Freight Elevator
		Call broker					Zoning/Rail: M1 / No Listing #: 41169460 APN: 6102-003-022 Mos on Mkt: 14
							
15	2646 S Downey Rd Vernon, CA 90058 AIR - Commerce/Vernon	20,853 SF	\$1.65 G	5/3	Existing	16'	Low Gross Rate - Submit Offers!
		1,600 SF	\$311.71	Yes	Available	600	Vernon Cold Storage Facility - For Sale or Lease
		20,853 SF		Fncd/Pvd	60 Days	1.0:1/21	5 Dock-High Loading Positions w/ Load Levelers (3) 5 Coolers -Totaling ±9,000 SF - Installed 2020 5 Separate Temp. Controlled Zones-Down to 29°F 16' Clear Height & Fully Sprinklered - 600 Amps @ 277/480V
		Call broker					Zoning/Rail: M / No Listing #: 41373228 APN: 5192-025-013 Mos on Mkt: 12
							
16	8252 Whittier Blvd Pico Rivera, CA 90660 AIR - Commerce/Vernon	24,484 SF	NFL	2/2	Existing	24'	Cold Storage / Food Processing Facility * 3,500 SF Freezer (-10°)
		2,016 SF	\$377.80	Yes	Available	2000	State-of-the-Art Facility * Floor Drains, Water / Gas
		24,484 SF	\$9,250,000	Yes	COE	1.3:1/31	2 Dock High Positions * 2 Ground Level Doors 2,000 Amps * 24' Clearance * 2,016 SF Office .45/3,000 Sprinklers Sale Leaseback (Rate TBD w/12-18 Month Term)
		Call broker					Zoning/Rail: IPD / No Listing #: 43052629 APN: 6348-021-007 Mos on Mkt: 4
							
17	828 W Cowles St Long Beach, CA 90813 AIR - Long Beach/Harbor Cities	29,522 SF	NFL	/	Existing		Free Standing Building
			\$255.40		Available		±29,522 SF Warehouse on ±28,552 SF Lot
		29,522 SF	\$7,540,000	No	COE		Bow Truss Warehouse w/ Lobby, Offices, and Meeting Rooms ±1,500 SF Refrigerator and ±2,500 SF Freezer LBIG Zoning, Ideal for Owner/User or Redevelopment Tenant May Lease Back For A Short Period of Time: TBD
		Call broker					Zoning/Rail: IG / No Listing #: 43232910 APN: 7271-008-003, 7271-008- Mos on Mkt: 3
							
18	6820-6830 E Washington Blvd Commerce, CA 90040 AIR - Commerce/Vernon	28,632 SF	\$2.00 G	4/2	Existing	11'-19'	±28,632 SF Industrial Property
		6,750 SF	\$419.11	Yes	Available	600	±6,642 SF of Freezer and ±7,853 SF of Cooler
		28,632 SF		Yes	Now	0.7:1/20	4 DH & 2 GL 11'-19' Clear Heights ±6,750 SF Office
		Call broker					Zoning/Rail: M2 / No Listing #: 43222220 APN: 6336-004-018 Mos on Mkt: 3
							



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	INDUSTRIAL Property Location	Available SF	Rate/SF	DH/GL	Const Status	Clear Height	Listing Notes
		Office SF Bldg SF	Price/SF Price	Sprinkler Yard	Listing Status Possession	Amps Parking	
19	7005 Tujunga Ave North Hollywood, CA 91605 AIR - East SFV	38,250 SF 4,800 SF 38,250 SF	\$1.30 NNN NFS	4/1 Yes Fncd/Pvd	Existing Available 30 Days	18'-27' 600 0.6:1/22	38,250 SF Distribution Building w/Cold Storage Component 3,525 SF (0 Degree) Freezer 1,600 SF (40 Degree) Cooler Four (4) Dock High Truck Positions & One (1) Ground Level Private Gated, Paved Yard w/ Access off of Hart Street
		Call broker					Zoning/Rail: M2-1VL / No Listing #: 42535577 APN: 2320-001-024 Mos on Mkt: 6
20	1825 E 22nd St Los Angeles, CA 90058 AIR - CBD	27,000 SF 3,000 SF 27,000 SF	NFL TBD Negotiable	2/3 No Fncd/Pvd	Existing Available COE	16' 1200 5.2:1/140	Produce Warehouse w/12,000 SF Cooler (Four-3,000 SF/ Section) DTLA Near Washington (22nd St) & Alameda St Ideal for Produce/Cannabis/Mfg w/Large Employees Heavy Power/Bonus 9,000 SF Canopy Area for Outdoor Storage Huge Gated Yard & Trailer Parking
		Call broker					Zoning/Rail: M3-1-RIO / No Listing #: 38589857 APN: 5167-006-014 Mos on Mkt: 28
21	2590 Harriet St Vernon, CA 90058 AIR - Commerce/Vernon	36,101 SF 3,056 SF 36,101 SF	TBD \$519.38	6/2 Yes Fncd/Pvd	Existing Available 30 Days	28' 1200 0.5:1/18	Modern Produce Distribution Facility ±8,591 SF of Coolers Plus 4 Ripening Rooms (±2,434 SF) 6 DH And 2 GL Loading Doors Two Paved Fenced Yards With Additional Parking 28' Minimum Clearance/2002 Construction
		Call broker					Zoning/Rail: M / No Listing #: 42838517 APN: 5168-023-012, 5168-023- Mos on Mkt: 5
22	13815 Struikman Rd Cerritos, CA 90703 AIR - MidCounties	43,080 SF 1,960 SF 43,080 SF	\$1.25 G NFS	3/4 Yes No	Existing Available 30 Days	17' 400 1.0:1/45	Food Processing Possible 2,214 SF Freezer & 220 SF Cooler & Processing Room Free Standing Manufacturing/Distribution Facility Dock High and Ground Level Loading Existing Racking Available For Use
		Call broker					Zoning/Rail: M / No Listing #: 41282761 APN: 7003-004-030 Mos on Mkt: 13
23	3435 E Vernon Ave Vernon, CA 90058 AIR - Commerce/Vernon	56,983 SF 8,349 SF 57,465 SF	\$1.50 Net NFS	9/1 Yes Paved	Existing Available 10/01/2025	15'-25' 4000 1.2:1/66	Sublease Through 06/10/2026 Former USDA Food Processing Facility ±27,239 SF Processing Areas with Drains ±9,224 SF Cooler, ±3,044 SF Cold Dock Freezer Capability in Some Areas 200 + Waste Water CU's
		Call broker					Zoning/Rail: VEM / No Listing #: 42157340 APN: 6303-007-030 Mos on Mkt: 8
24	Whittier Distribution Center 8550 Chetle Ave, Unit A Whittier, CA 90606 AIR - MidCounties	116,327 SF 7,400 SF 203,613 SF	\$1.49 NNN NFS	15/1 ESFR Fncd/Pvd	Existing Available 12/31/2025	30' 400 0.9:1/110	Class A Distribution Space in Mid-Counties ±3,026 SF of Freezer & ±3,026 SF of Cooler Space 30' Min Clear, ESFR, 15 Dock High Doors & GL Loading Fenced Concrete Truck Court + 10 Trailer Storage ±7,400 SF of Two-Story Story Office Good Access to I-5, 605, 60, and 105 Freeways
		Call broker					Zoning/Rail: IND / No Listing #: 43488110 APN: 8168-028-004 Mos on Mkt: 1



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INDUSTRIAL		Available SF	Rate/SF	DH/GL	Const Status	Clear Height	
Property Location		Office SF	Price/SF	Sprinkler	Listing Status	Amps	
		Bldg SF	Price	Yard	Possession	Parking	Listing Notes
25	3064 E Maria St	47,444 SF	\$1.00 G	2/5	Existing	18'-20'	FDA Approved Food Manufacturing Facility
	Rancho Dominguez, CA 90221	4,300 SF	\$274.01	Yes	Available	3000	18-20' Clear Height / 2 DH Doors (10 x 12)
AIR - Carson/Compton		47,444 SF		Fncd/Pvd	Now	0.8:1/40	5 GL Doors (12x14, 12x12, 20x14, 9x12)
							