

2425 SAYBROOK AVENUE

AVAILABLE FOR LEASE OR SALE

Commerce, CA



±41,516 RENOVATED LOW-COVERAGE LOGISTICS FACILITY

PROPERTY HIGHLIGHTS

- » Premier low-coverage logistics facility with full concrete site and excess trailer parking
- » Direct access to the I-5 and I-710 freeway
- » Ready for Immediate Occupancy
- » Recently completed extensive \$5mm renovation



±41,516 SF with Significant Excess Yard (38% coverage)



±2,925 SF of Brand New Office Space



10 DH Loading Positions
1 GL Loading Position



Full concrete site with 255-290' Truck Court

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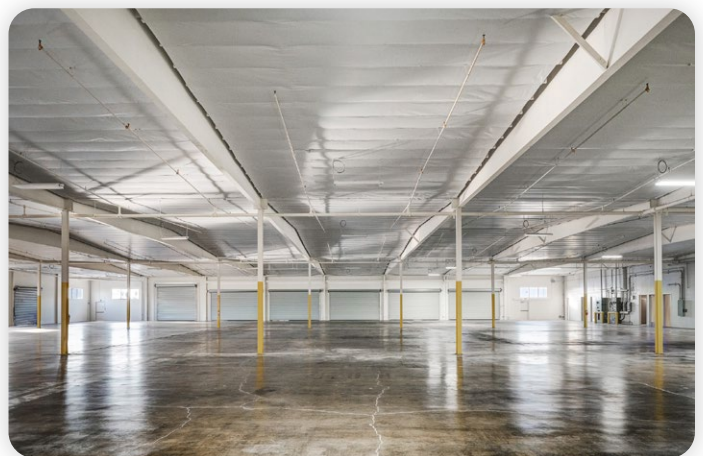
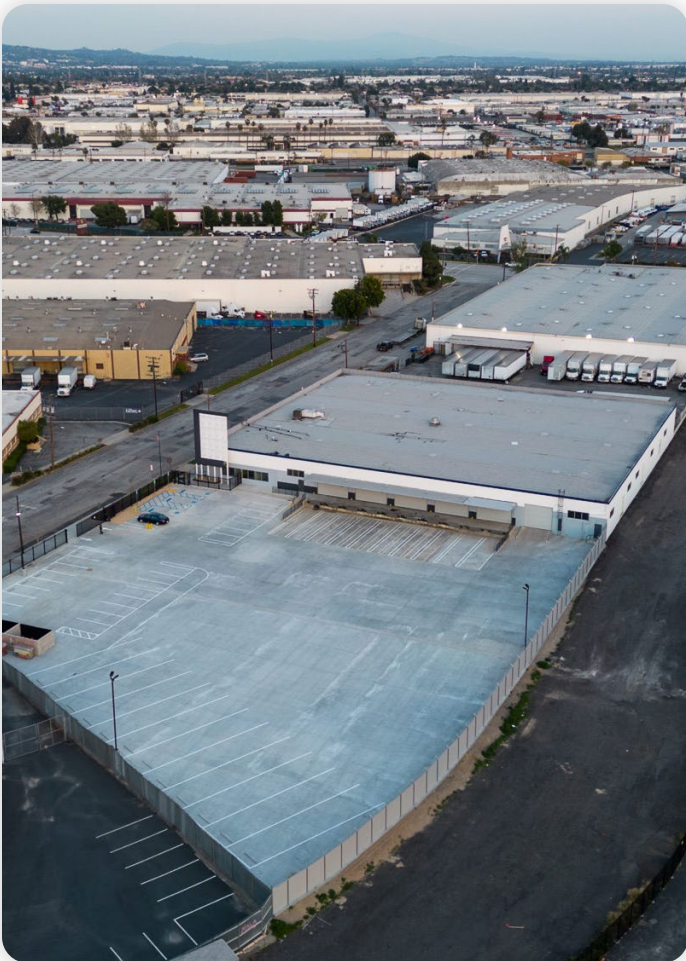
PROPERTY FEATURES



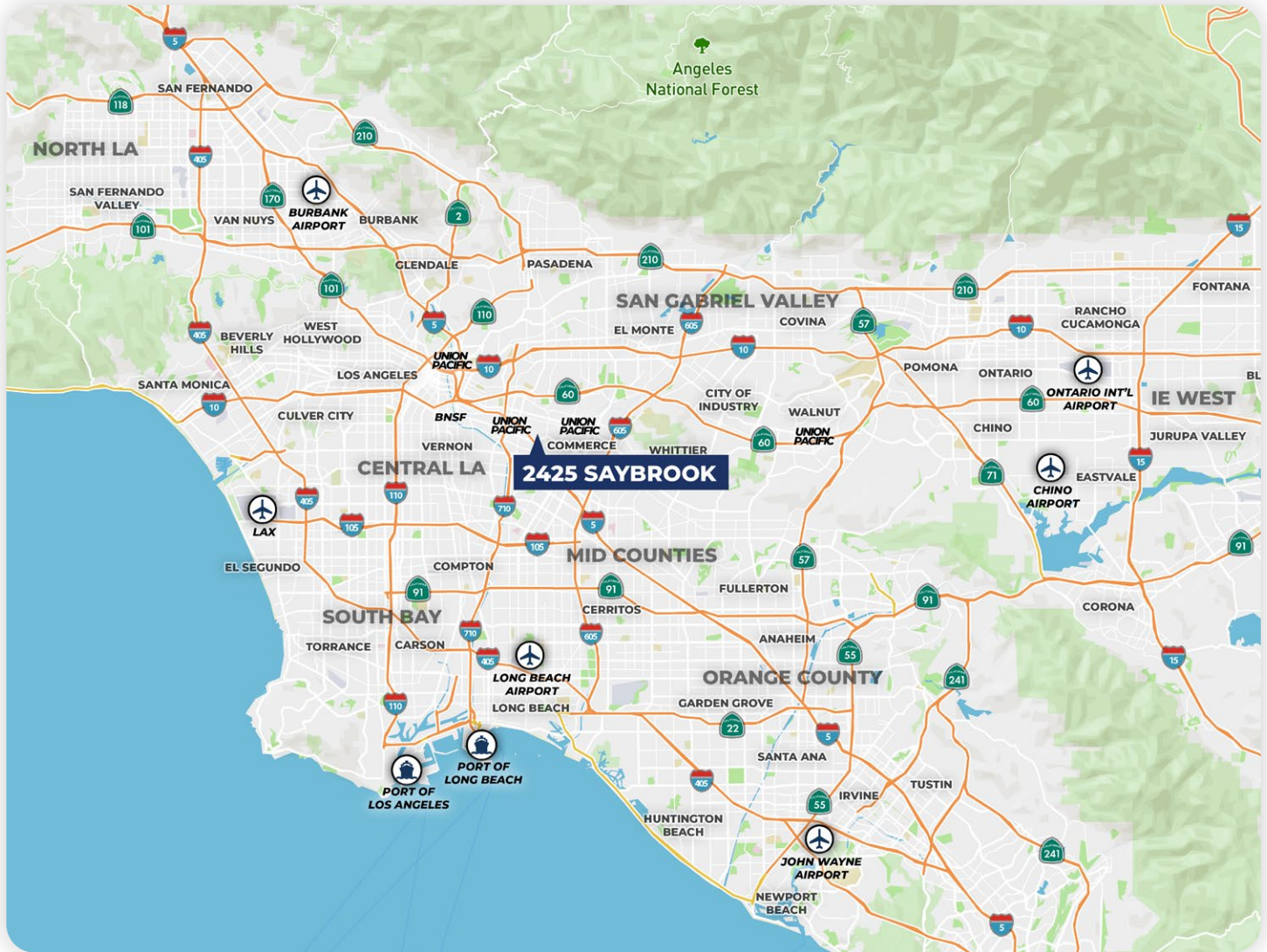
BUILDING SPECIFICATIONS

Building Size:	±41,516 Square Feet	Dock High Doors:	10 Positions; 5 double-wide doors
Land Area:	2.5 Acres	Grade Level Doors:	1
Office Space:	±2,952 SF Office Space	Yard:	Fenced & Secured with remote gate
Clear Height:	16'	Recent Upgrades:	Extensive renovations completed including new façade, office, concrete yard, lighting, loading, fencing, landscaping, etc
Auto Parking:	±51 Parking Spaces		
Excess Yard:	38% coverage with significant excess yard		

BULIDING PHOTOS



LOCATION HIGHLIGHTS



TO BNSF & UP
RAIL YARDS

3
MILES



TO LONG BEACH
AIRPORT (LGB)

20
MILES



TO LOS ANGELES
INT. AIRPORT
(LAX)

23
MILES



TO JOHN WAYNE
AIRPORT (SNA)

31
MILES



TO ONTARIO
INT'L AIRPORT
(ONT)

37
MILES



TO THE PORTS
OF LA AND LONG
BEACH

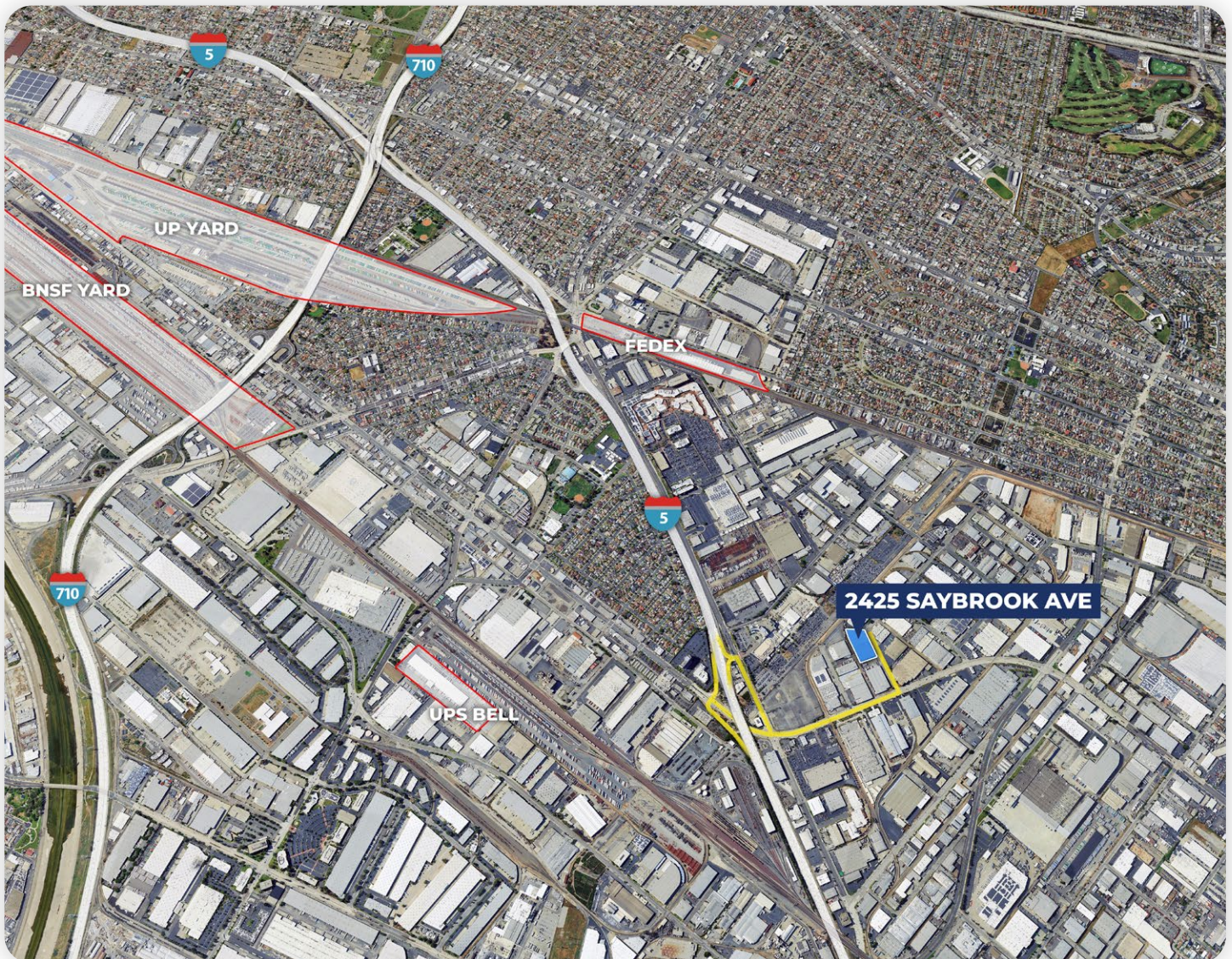
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MILES

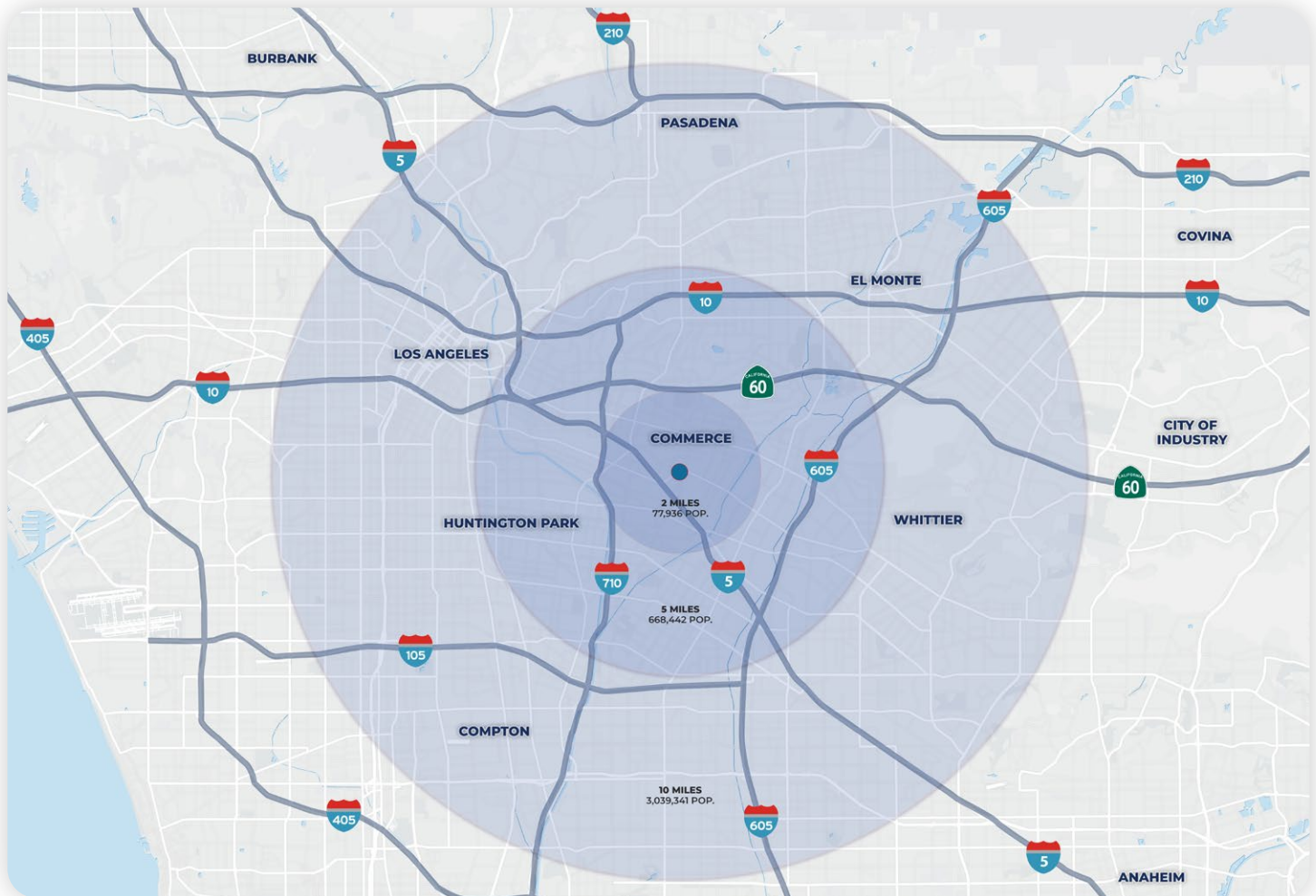
IMMEDIATE FREEWAY ACCESS

The project features immediate access to I-5, 710, 605, and 60 freeways providing phenomenal access to the access to major freeways, ports, airports and to the strong labor pool of Los Angeles and Inland Empire.

ACCESS TO KEY INFRASTRUCTURE

The project is strategically located to provide same-day deliverability to all of Los Angeles County, within close proximity to key logistics infrastructure including: **2 miles** to UPS Bell Facility, FedEx, and USPS, **3 miles** to both BNSF & Union Pacific Yards and **10 miles** to Downtown LA.





	2 Mile Radius	5 Mile Radius	10 Mile Radius
2025 Total Population	77,936	668,442	3,039,341
2025 Households	21,776	188,512	911,467
2025 Owner Occupied Homes	8,250	82,083	353,070
2025 Median Household Income	\$71,444	\$73,329	\$73,395
2025 Average Household Income	\$90,480	\$95,974	\$99,196
2025 Median Home Value	\$683,152	\$730,059	\$758,586
2025 Median Age	37.2	37.9	37.7
2025 Education Attainment (BA)	4,693	54,829	320,622
2025 Marital Status (Married)	9,570	87,356	378,033
2025 Employment (Civilian)	38,037	317,185	1,460,374

ABOUT THE OWNER



40 YEARS OF EXPERIENCE INVESTING IN WEST COAST REAL ESTATE

Staley Point Capital is a Los Angeles-based real estate investment firm with 29 industrial and self storage assets diversified across Southern California, Seattle and the San Francisco Bay Area. The firm's principals have been investing and developing across the West Coast since 1984.



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