

2187 GARFIELD AVENUE

AVAILABLE FOR LEASE OR SALE
Commerce, CA



±123,138 SF HIGH-THROUGHPUT LOGISTICS FACILITY

PROPERTY HIGHLIGHTS

- » State-of-the-art infill cross-dock facility
- » Previously Bonded Warehouse
- » 4,000 amps power
- » Recently completed extensive \$10mm renovation
- » Excellent Door-to-Floor Ratio of 1:5,400



±123,138 SF Cross-Dock with Significant Excess Yard



±8,551 SF of Brand New Office Space



23 DH Doors with Excess Trailer Parking



Full Concrete Site with Two 190'-212' Secure Truck Courts

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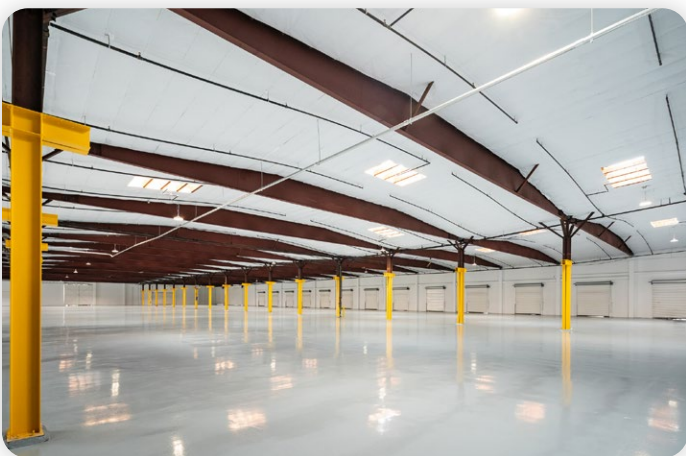
PROPERTY FEATURES



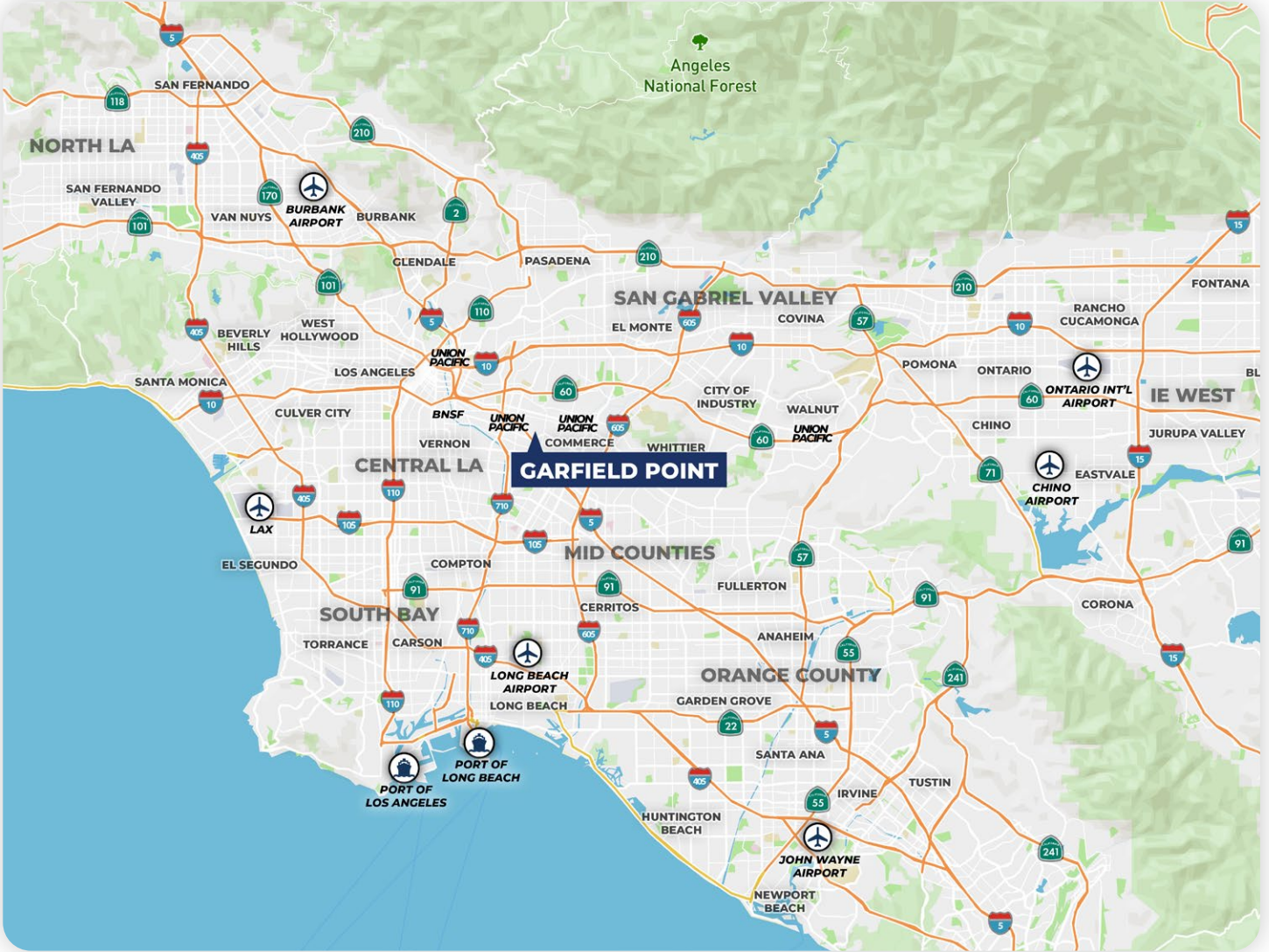
BUILDING SPECIFICATIONS

Building Size:	±123,138 Square Feet	Truck Court:	Two 190'-212' secured concrete truck courts
Land Area:	7 Acres	Dock High Doors:	23 Doors
Office Space:	±8,551 SF Brand New Office Space	Grade Level Doors:	2
Clear Height:	18'	Rail:	2 existing doors (expandable)
Rail Service:	650' Serviceable BNSF rail line	Electrical Service:	4,000 Amps
Auto Parking:	±130 Stalls	Recent Upgrades:	Extensive renovation completed including new concrete yard, 15 new dock-high doors, new office, new roof, fencing and facade
Excess Yard:	39% coverage with significant excess yard		

BUILDING PHOTOS



LOCATION HIGHLIGHTS



TO BNSF & UP
RAIL YARDS

4
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

25
MILES

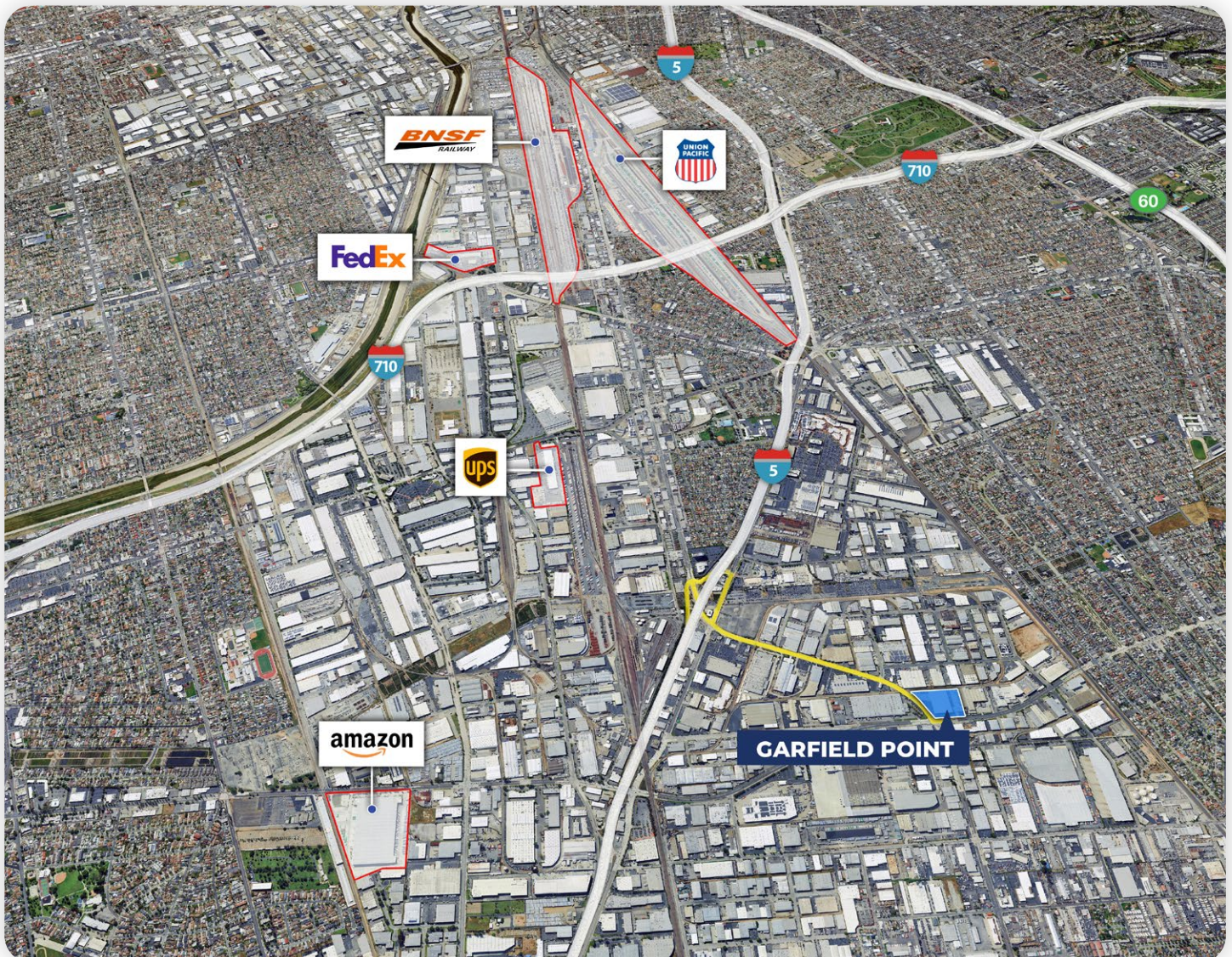
STRATEGIC LOCATION

IMMEDIATE FREEWAY ACCESS

The project features immediate access to I-5, 710, 605, and 60 freeways providing phenomenal 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, **4 miles** to both the BNSF Hobart Yard & Union Pacific Yard, and **10 miles** to Downtown LA.





	2 Mile Radius	5 Mile Radius	10 Mile Radius
2025 Total Population	77,760	635,689	2,981,734
2025 Households	22,605	180,046	890,063
2025 Owner Occupied Homes	8,568	80,160	351,466
2025 Median Household Income	\$72,402	\$74,448	\$74,865
2025 Average Household Income	\$92,758	\$97,557	\$100,425
2025 Median Home Value	\$698,669	\$733,083	\$760,267
2025 Median Age	37.7	38.1	37.7
2025 Education Attainment (BA)	5,548	54,101	316,966
2025 Marital Status (Married)	9,765	83,976	374,692
2025 Employment (Civilian)	37,808	301,40	1,432,484

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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