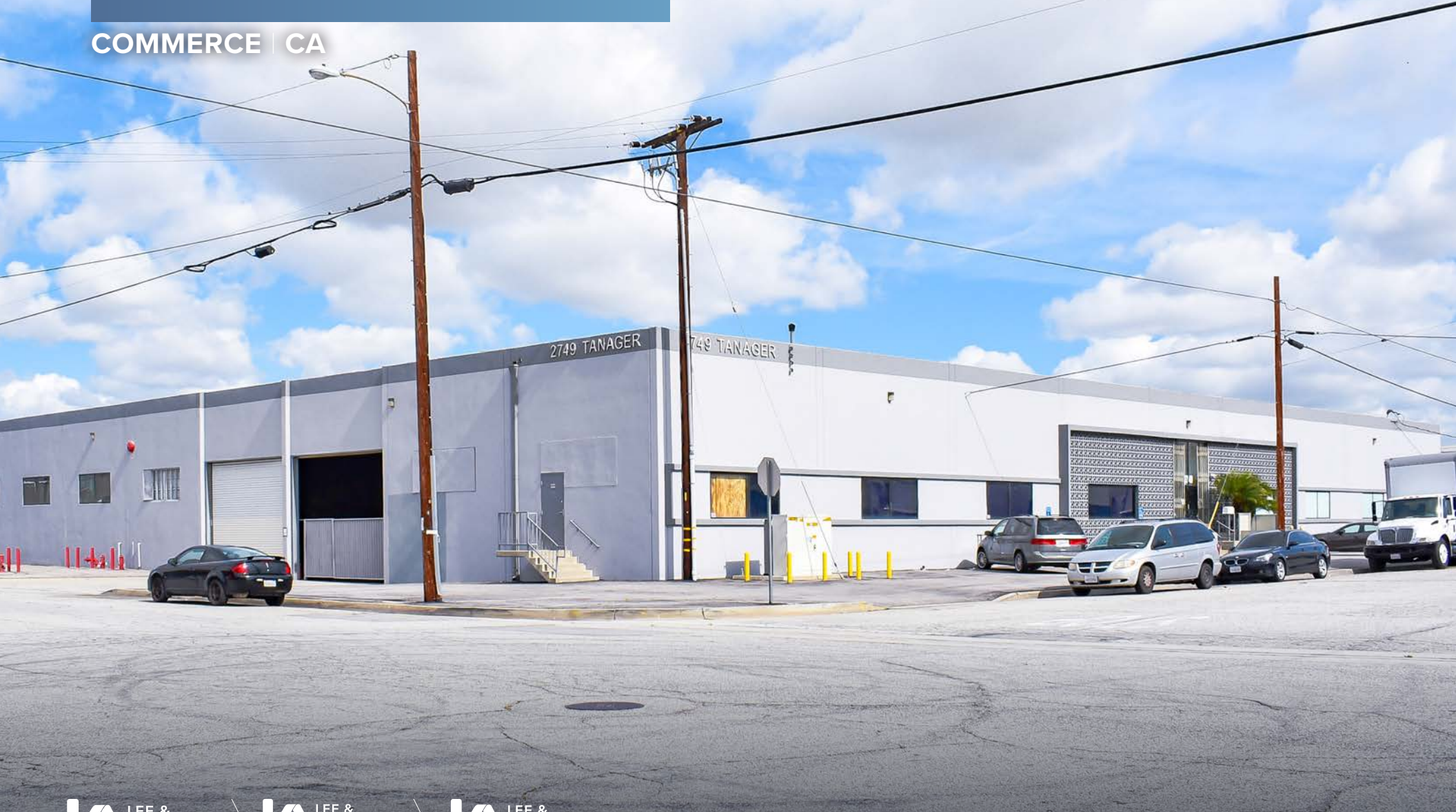


LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

2749 TANAGER AVE

±43,705 SF INDUSTRIAL BUILDING FOR SALE/LEASE

COMMERCE | CA



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FOR MORE INFORMATION, PLEASE CONTACT

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CORP ID 01125429

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Commerce, California 90040

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Buyer should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Buyer's product weight and product types and use, etc. Buyer should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Tenant/Buyer in order for Buyer to occupy all areas of the building legally. Lee & Associates- Commerce Inc. strongly recommends that the above items be completed prior to Lease execution or waiver of any contingencies for a purchase. Broker also advises Buyer to obtain any required use permits and business licenses prior to lease execution or waiver of buyer contingencies and have their Attorney review any Lease or Purchase Contract prior to execution.

PROPERTY OVERVIEW

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Excellent Commerce Location



Outstanding Manufacturing or Distribution Facility



Spacious Executive Offices



Well Distributed Power



9 Dock High Loading Doors

SALE PRICE:

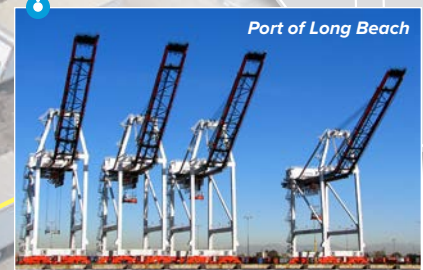
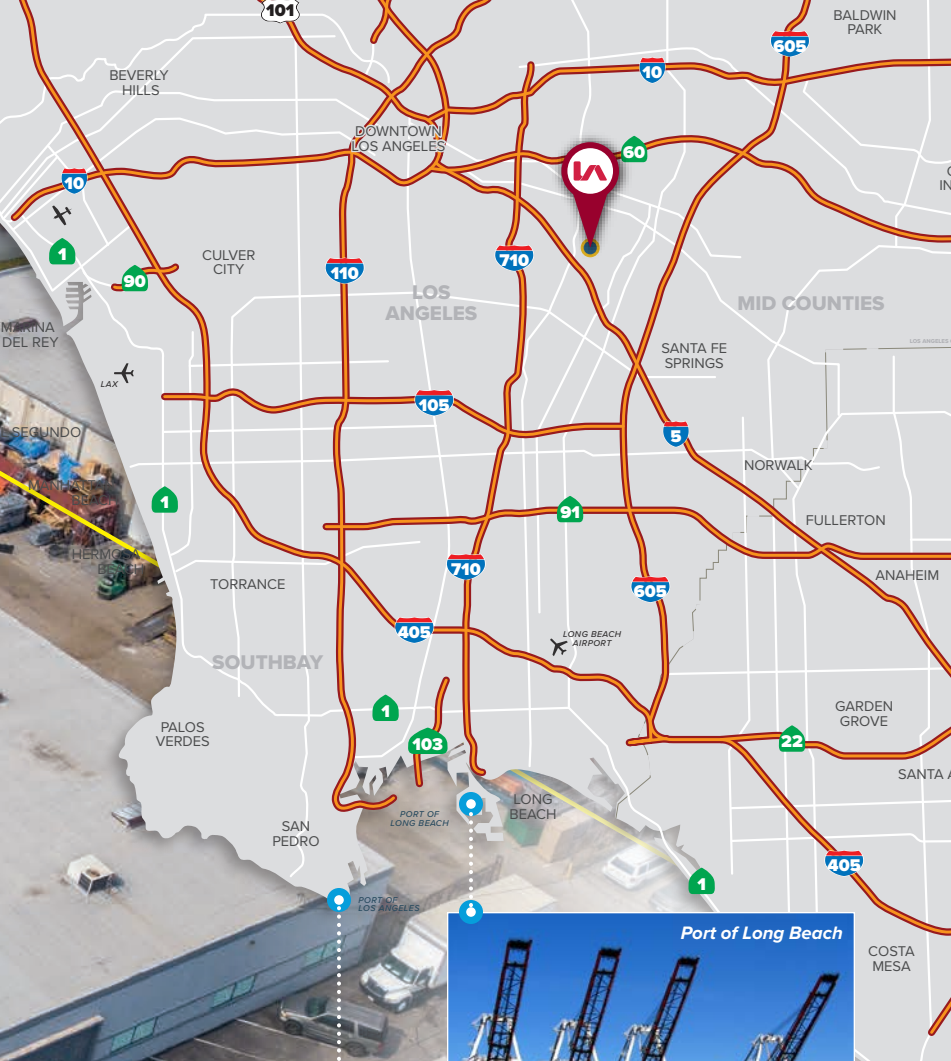
\$169 PSF

LEASE RATE:

\$0.79 PSF/Mo Gross



PROPERTY LOCATION



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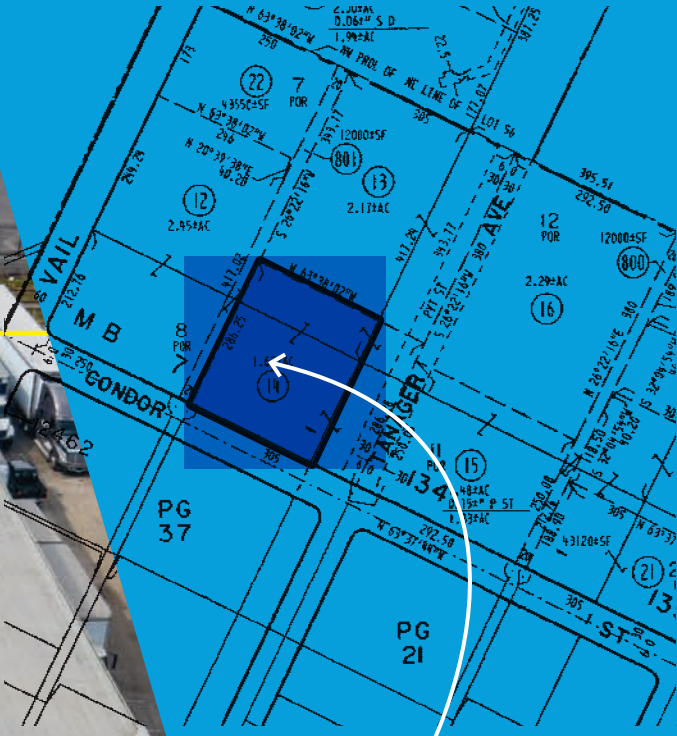




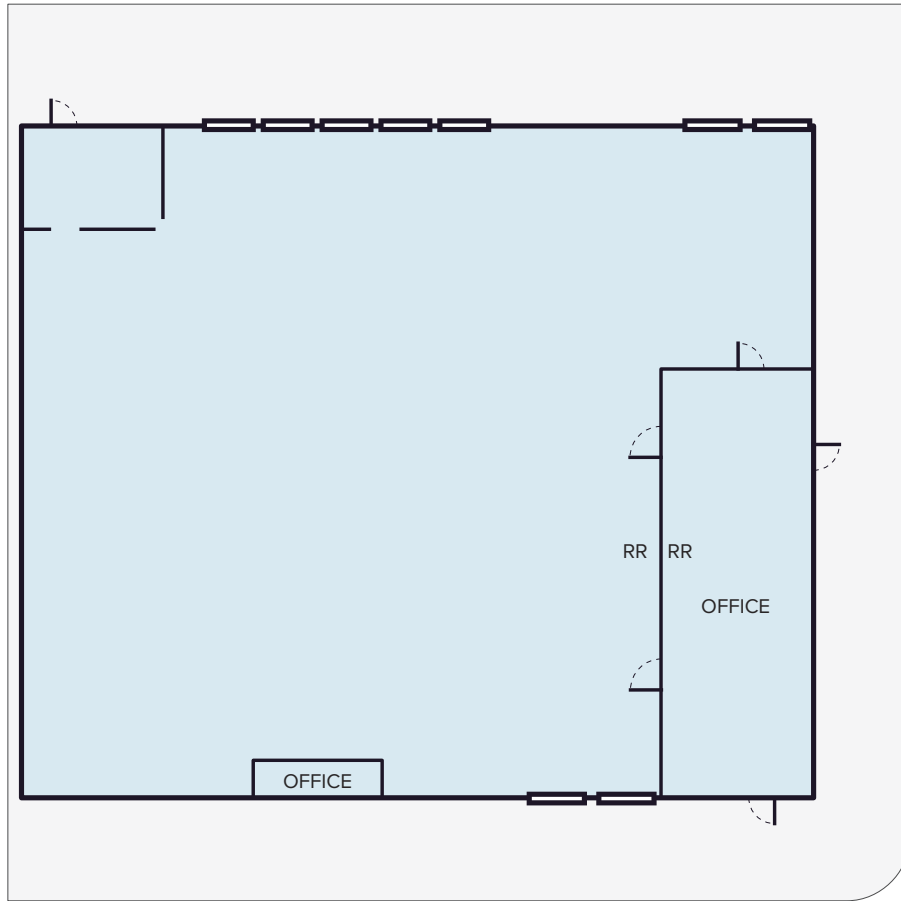
VAIL AVE

CONDOR AVE

TANAGER AVE



2749
TANAGER AVE



CONDOR ST

TANAGER AVE



NOTE: Drawing not to scale. All measurements and sizes are approximate.



PROPERTY AERIALS



TANAGER AVE

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PROPERTY PHOTOS



PROPERTY PHOTOS

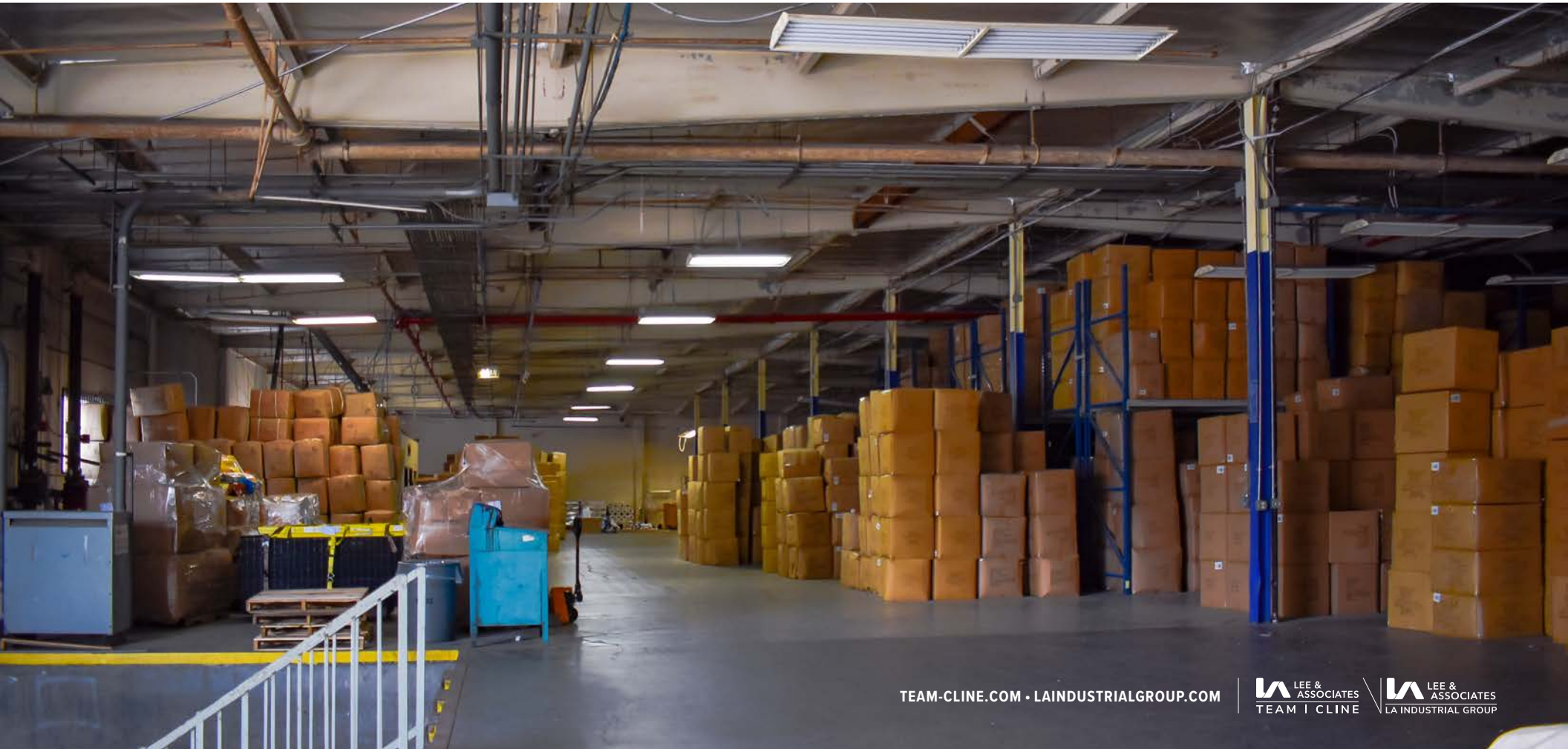


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PROPERTY PHOTOS

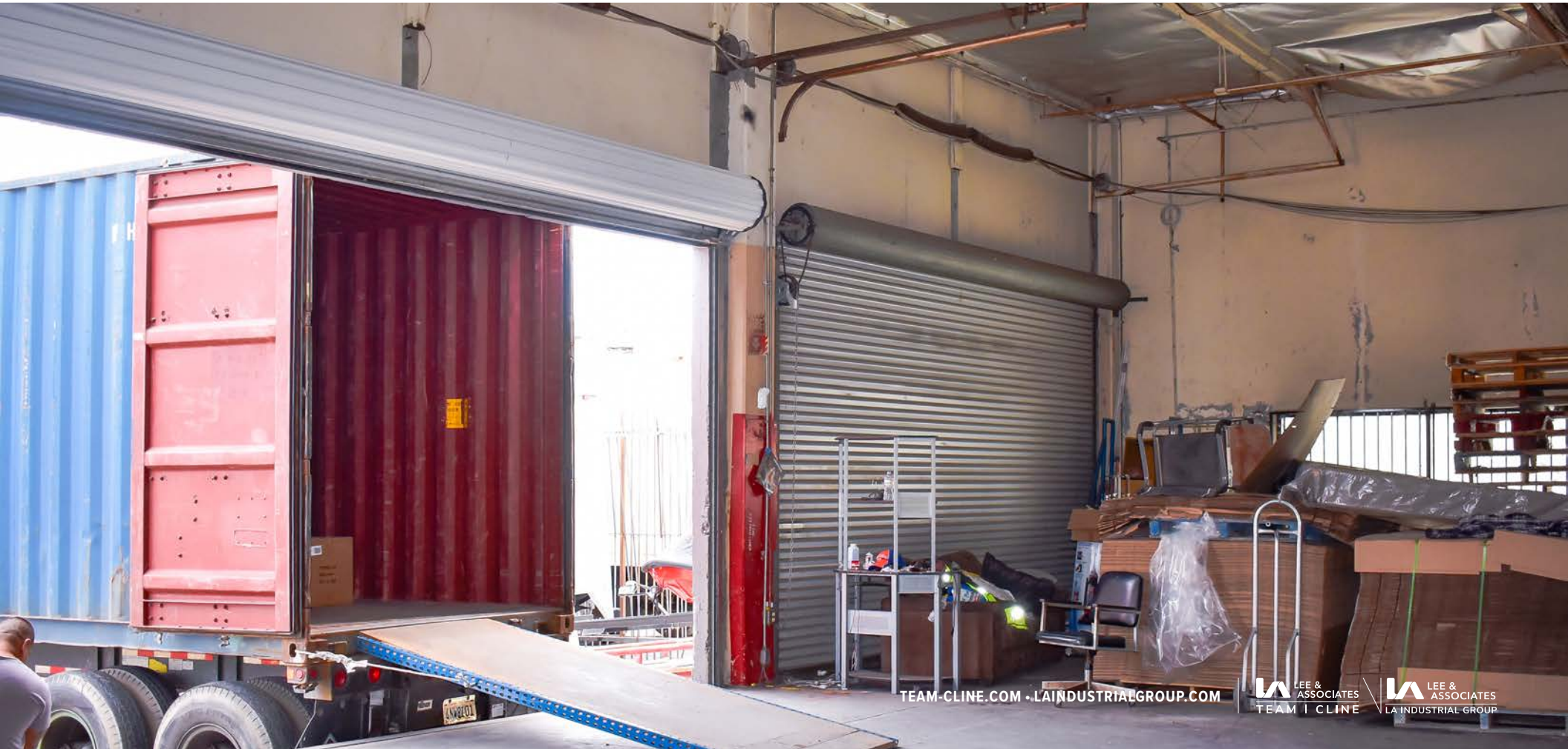
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