



Colliers

For lease

\$1.29

PSF Gross

Contact us:

Lary Carlton

Senior Vice President
+1 562 547 8994
lary.carlton@colliers.com

Amanda DePierro

Senior Associate
+1 310 321 1817
amanda.depierro@colliers.com

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2141 Rosecrans Avenue, Ste. 1120
El Segundo, CA 90245
P: +1 310 787 1000

2240 Garfield Ave Commerce, CA

Property features

- Building: $\pm$ 39,186 SF
- Offices: $\pm$ 4,523 SF (14)
 - » Functional Layout Including Open Bay & Conference Room
- Showroom: $\pm$ 2,805 SF
- Restrooms: 5
- Lot: $\pm$ 79,927 SF ($\pm$ 1.83 Acres)
- Yard: Two (2) Paved Fenced Yards
 - » Include LARGE Private Yard and additional shared yard
- Loading: 11 Dock High and 1 Ground Level
- Clearance: $\pm$ 18'7" – 19'
- Location: Strategically located for access to World Ports of Long Beach & LA, Central Business District of LA
- Good access to 5, 710, 10 and 60 Freeways
- Zoning: M2*
- APN: 6336-004-006

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Accelerating success.

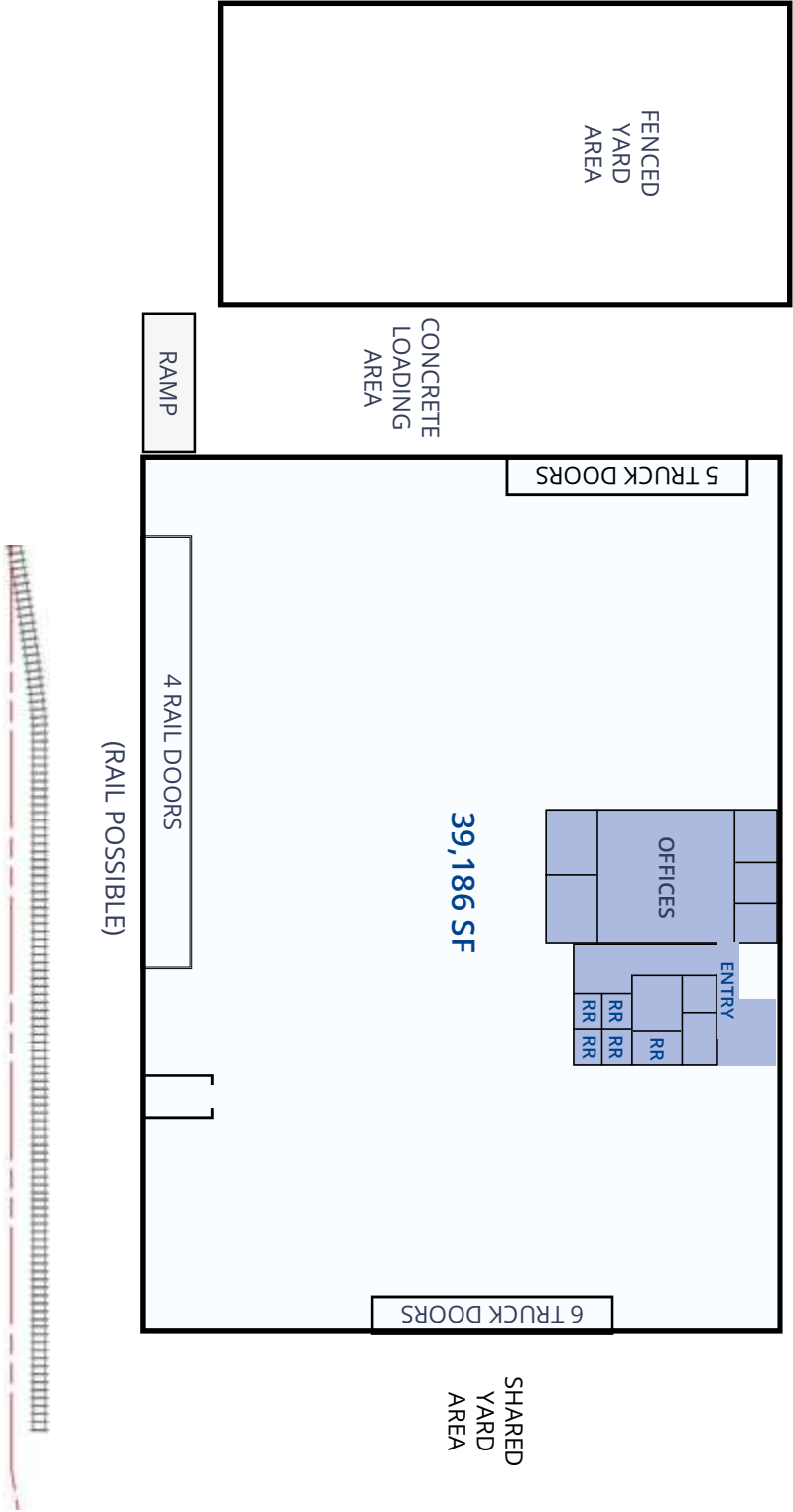
Location & Access

Travel Distances

5 Freeway	< 1.0 Mile
710 Freeway	3.0 Miles
60 Freeway	3.0 Miles
10 Freeway	6.0 Miles
605 Freeway	5.0 Miles
Downtown LA	10.0 Miles
Los Angeles International Airport	23.0 Miles
Port of Long Beach	23.0 Miles
Port of Los Angeles	24.0 Miles



Site Plan



Property Gallery

Showroom



Dock High & Ground Level Loading



Offices

