

COMMERCE, CA

# 4000 Union Pacific Avenue

FOR LEASE  
±807,000 SF  
(DIVISIBLE)



**NEWMARK**

ANOTHER PROJECT BY:  
 **DEDEAUX**  
PROPERTIES

AVAILABLE FOR LEASE

# 4000 Union Pacific Avenue Commerce, CA 90023



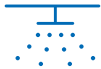
For Lease: **±807,000 SF**



**Flexible Lease Term**  
Short Term Possible



**22' - 28' Clearance**



**Fully Sprinklered**



**±21,600 SF Offices**  
ADDITIONAL ±47,000 SF OF OFFICE  
CAN BE MADE AVAILABLE. NOT  
INCLUDED IN TOTAL SQUARE FOOTAGE.



Divisible to **±374,000 SF,**  
**±216,500 SF & ±216,500 SF**



**104 Dock High Positions**  
**4 Ground Level Via Ramp**



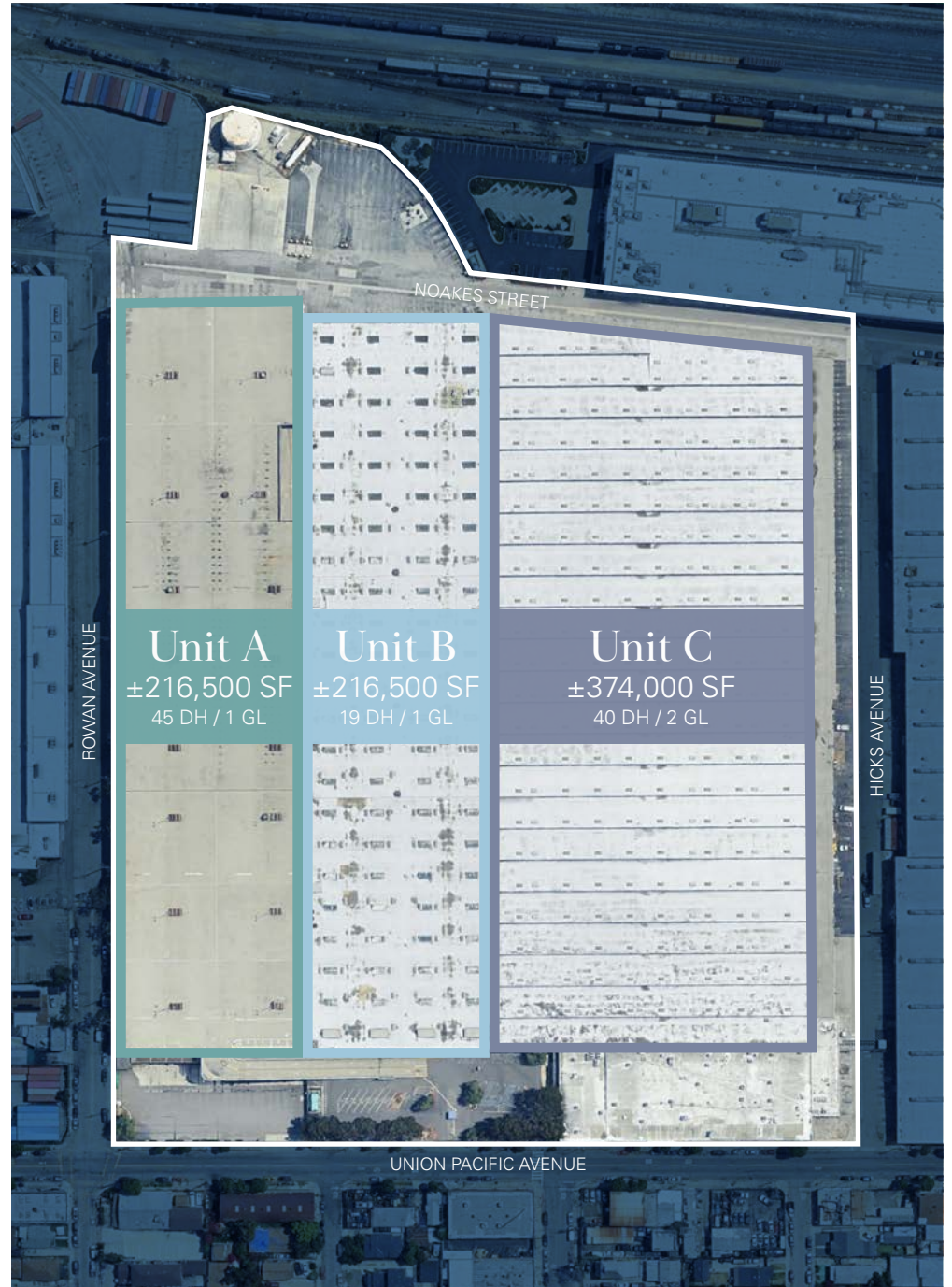
**2,000 Amps**



**±613 Car Parking Stalls**



**Direct Freeway Access:**  
**(5), (60), (710) & (101)**

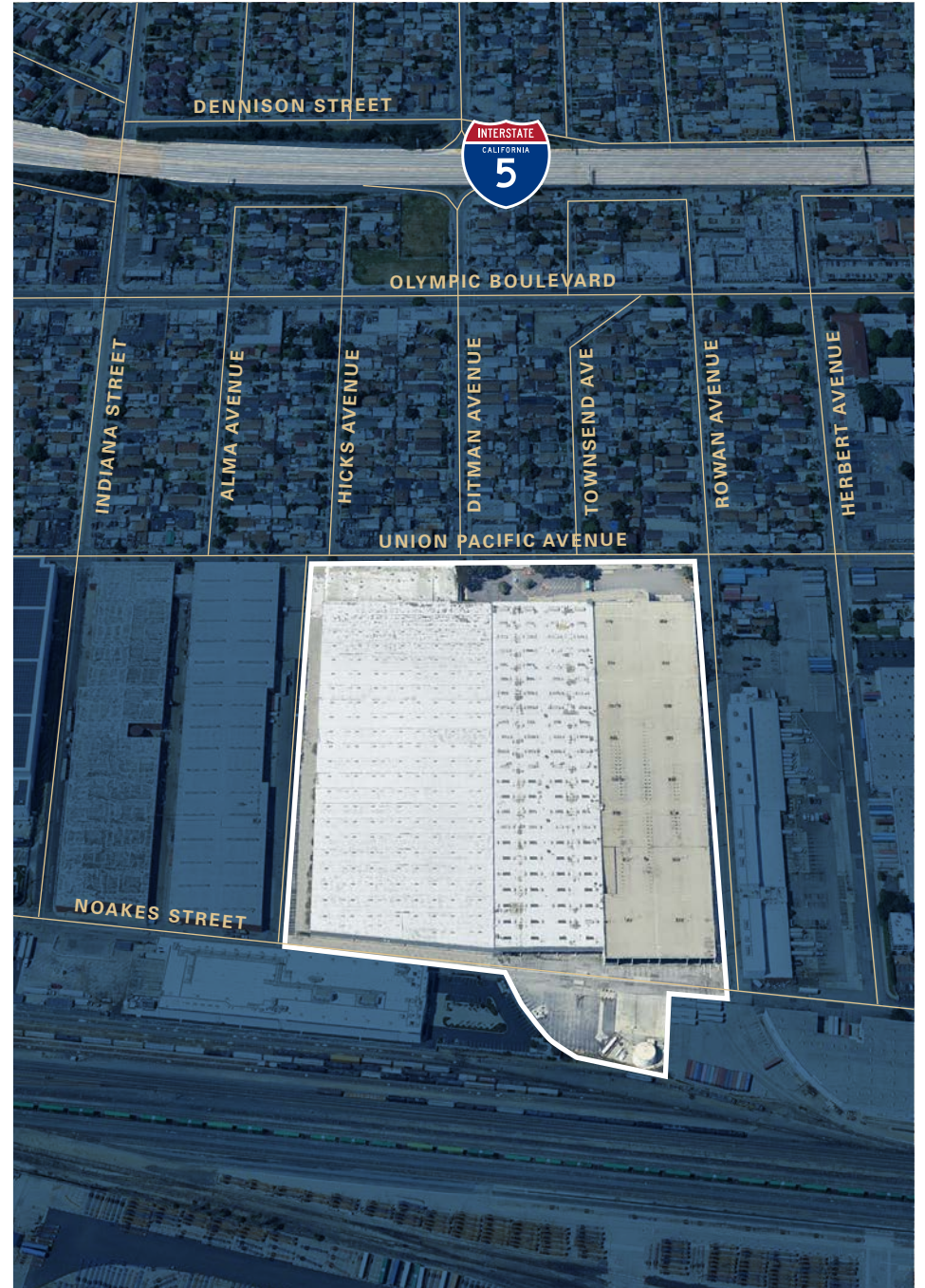




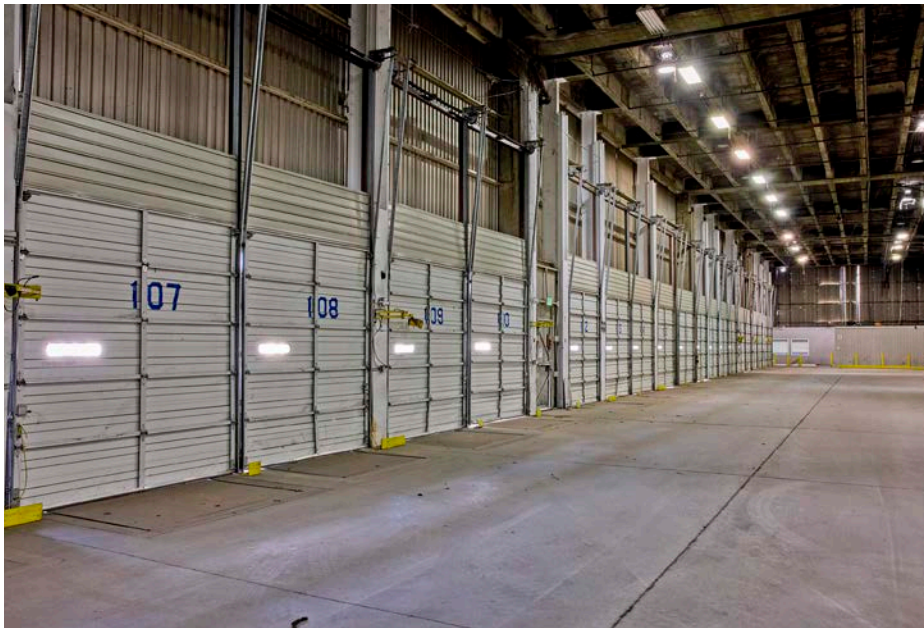
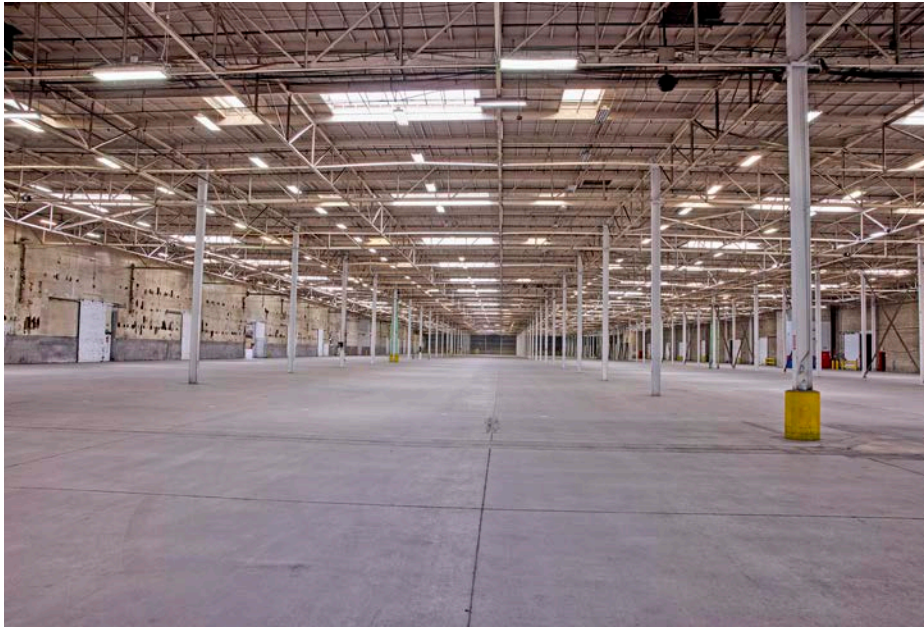
4000 UNION PACIFIC AVENUE



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# 5 Miles

DOWNTOWN LOS ANGELES

# 21 Miles

LOS ANGELES INTERNATIONAL AIRPORT

# 22 Miles

PORTS OF LOS ANGELES / LONG BEACH

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ANOTHER PROJECT BY:

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**DEDEAUX**  
PROPERTIES

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