

5901 TRIUMPH STREET

COMMERCE, CA

IN PARTNERSHIP WITH



AVAILABLE FOR LEASE | 40,210 SF



Jones Lang LaSalle Brokerage, Inc. RE License #01856260

BUILDING FEATURES



5901 TRIUMPH STREET

Lot Size	77,418 SF
Building Size	40,210 SF
Office Size	5,911 SF (2,911 SF Mezzanine)
Ground Floor	3,000 SF
Clear Height	32'
Dock-High Doors	4
Grade-Level Doors	1
Trailer Park Stalls	4
Parking Stalls	31
Truck Court	135'
Fire-Sprinkler	ESFR



135'
TRUCK COURT



77,418 SF
LOT SIZE



32'
CLEAR HEIGHT

SITE PLAN

5901 TRIUMPH STREET



PRIME DESTINATION
FOR BUSINESS

Close proximity to Downtown Los Angeles, Port of Long Beach and the Commerce Rail Yard



OUTSTANDING
LABOR POOL

A total population of over 700k within 5 miles and over 300k in the labor force



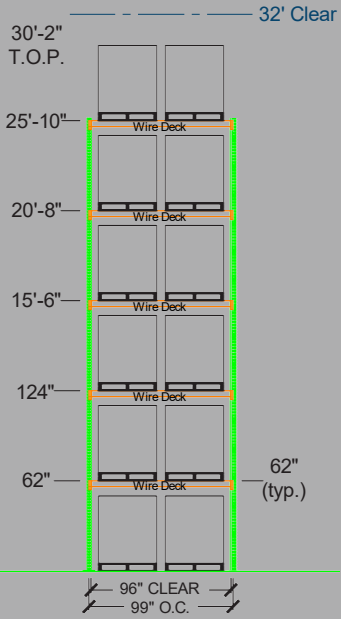
PROXIMITY TO
FREEWAYS

Easy access to the I-10, 5 and 710

RACKING PLAN

5901 TRIUMPH STREET

40,210 SF



Selective Rack

Front View
All Dims are T.O.B.
52" PALLET 6 HIGH

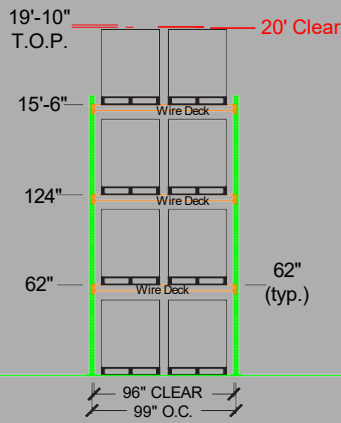
32' CLEAR HEIGHT

40,210 SQ. FT. REQUIRED

Number of Bays	Pallet Positions
276	3,312



NORTH



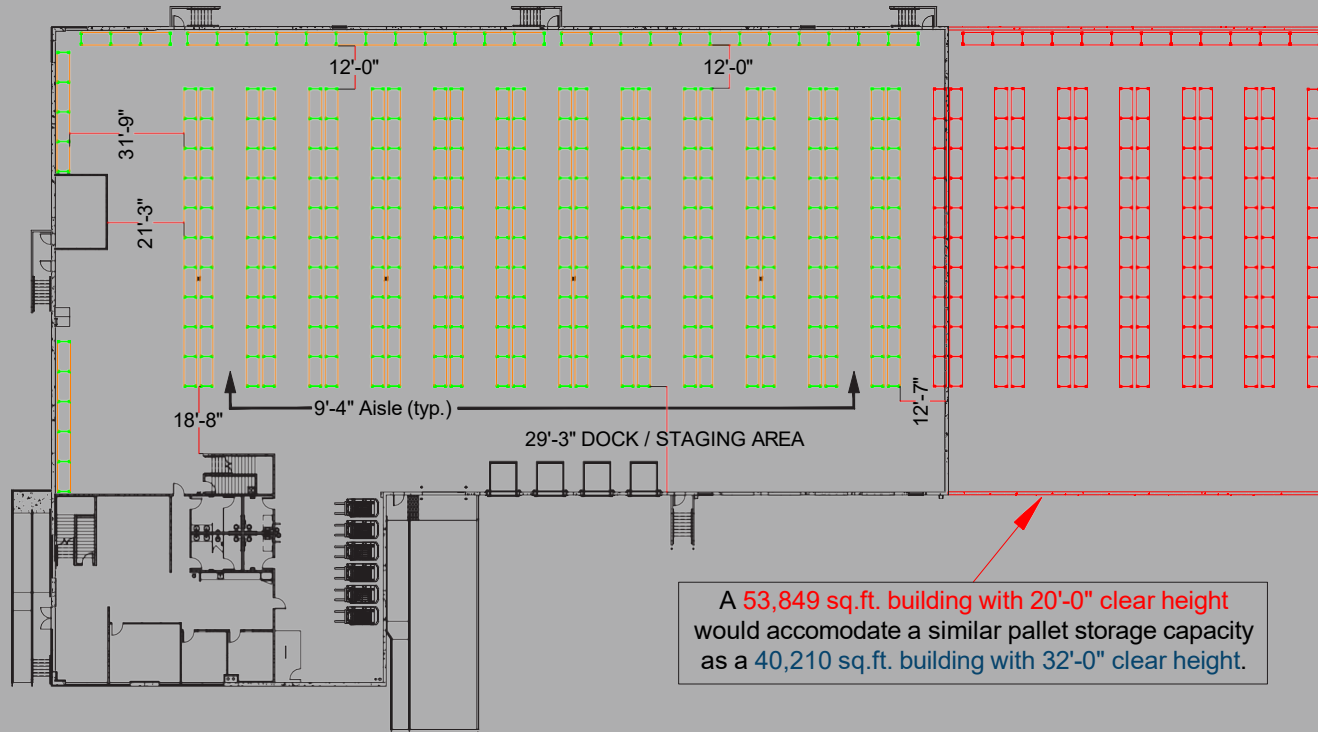
Selective Rack

Front View
All Dims are T.O.B.
52" PALLET 4 HIGH

20' CLEAR HEIGHT

53,849 SQ. FT. REQUIRED

Number of Bays	Pallet Positions
418	3,344



A 53,849 sq.ft. building with 20'-0" clear height would accommodate a similar pallet storage capacity as a 40,210 sq.ft. building with 32'-0" clear height.

CATALINA MATERIAL HANDLING

RACKING AND STORAGE SOLUTIONS

7351 Garden Grove Boulevard, Unit B * Garden Grove, CA 92841
Tel: (562) 997-1911 * Email: sgraham@catalinamh.com

Disclaimer: the contained racking layout and elevation drawings illustrate general conceptual possibilities for marketing purposes only. Please contact Catalina Material Handling for specific design considerations of company products, forklift equipment and other design criteria.

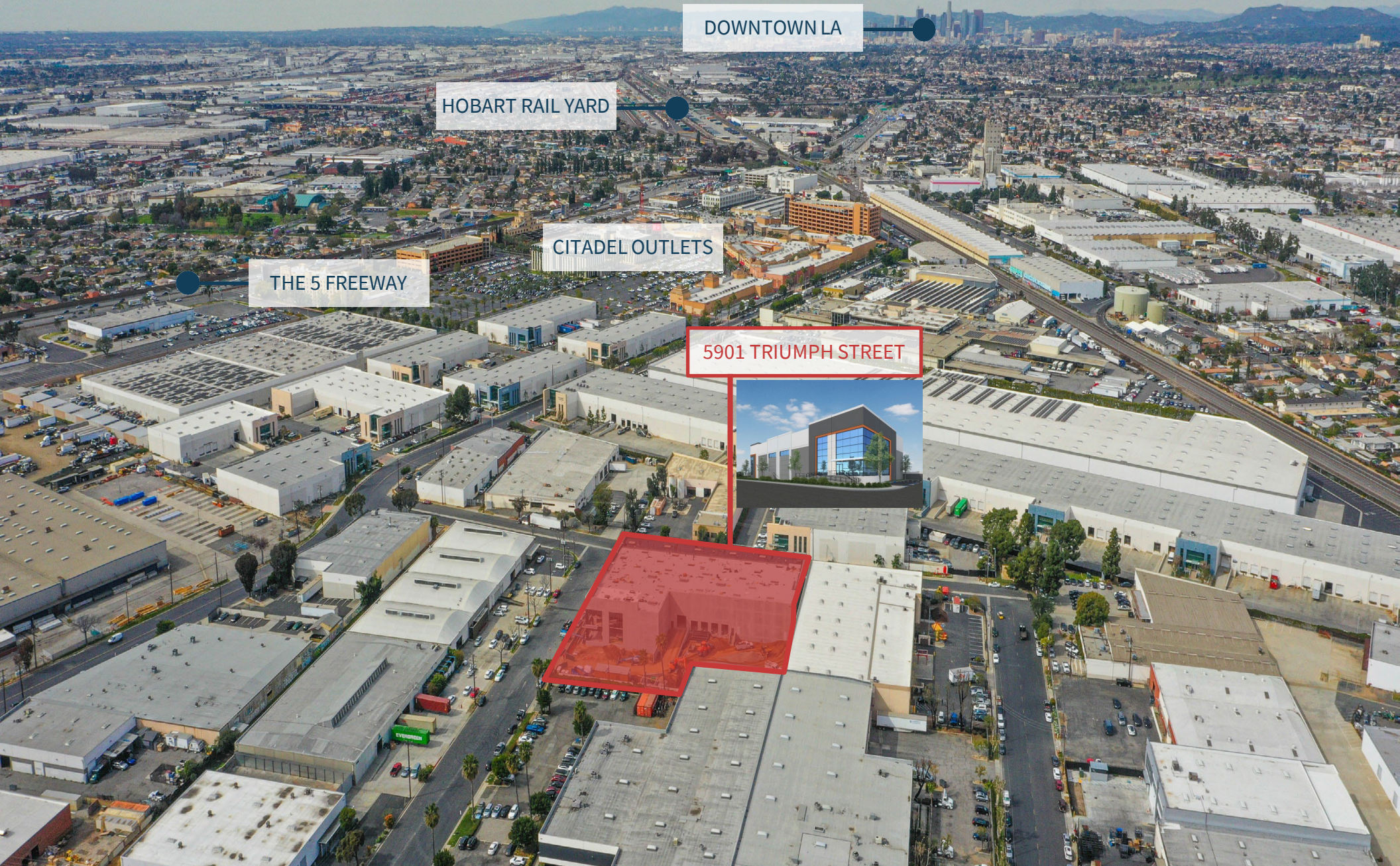
INTERIOR PHOTOS

5901 TRIUMPH STREET



NEARBY AMENITIES

5901 TRIUMPH STREET



HOBART RAIL YARD

DOWNTOWN LA

THE 5 FREEWAY

CITADEL OUTLETS

5901 TRIUMPH STREET



ACCESS TO LA

5901 TRIUMPH STREET



20
MILES

5901 TRIUMPH
STREET

20 MILES

30 MILES

20
MILES

5901 TRIUMPH STREET

COMMERCE, CA



IN PARTNERSHIP WITH

9TH ST.
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