

# 4000 Noakes Street

COMMERCE, CA 90023

±113,347 sq. ft.  
AVAILABLE

7 total  
DOCK DOORS

±44,399 SF sq. ft.  
REFRIGERATED PRODUCTION

30'  
CLEAR HEIGHT

±23,918 sq. ft.  
FREEZER

±23,842 sq. ft.  
OFFICE

## Features

±113,347 sq. ft. cold storage -  
food production plant with  
±44,399 sq. ft. refrigerated  
production and ±23,918 sq. ft.  
freezer with refrigerated dock

Formerly USDA & safe quality  
food - level 3 conforming

Separate fenced & secured  
loading & parking areas

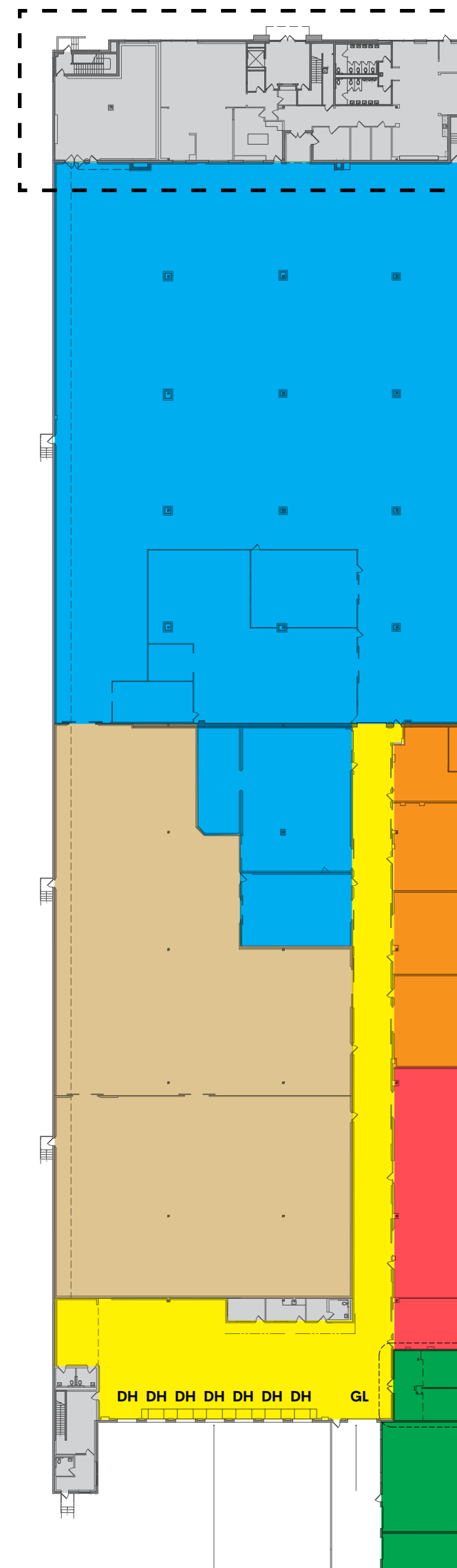
Direct access to:  
Interstates 5 & 10  
60, 101, 710 Freeways



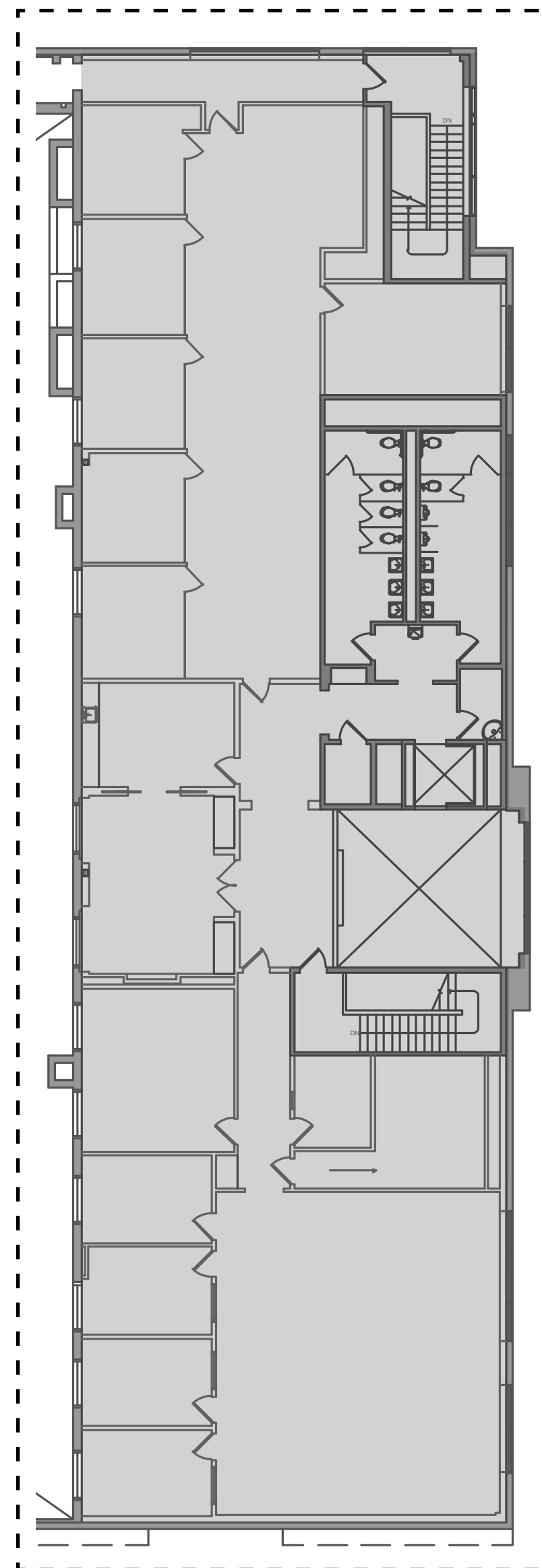
# Building Specifications

<b>Building Size</b>	±113,347 sq. ft.
<b>Available</b>	±113,347 sq. ft.
<b>Office Space</b>	±23,842 sq. ft.
<b>Clear Height</b>	30'
<b>Dock Doors</b>	7 doors
<b>Grade Level Doors</b>	1 door via ramp
<b>Yard</b>	Fenced & secured with guard shack
<b>Automobile Parking</b>	±129 spaces
<b>Sprinklers</b>	.30 / 2000
<b>Power</b>	±6,400 amps
<b>Refrigeration</b>	Ammonia
<b>Utilities</b>	Three stage wastewater clarifier
	Floor drains
<b>Construction</b>	2007 concrete tilt-up (renovated 2023)
<b>Floor</b>	10" concrete

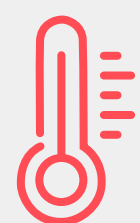
- Refrigerated Production (28° to 38°)
- Freezer (-10° to 28°)
- Refrigerated Storage (28° to 38°)
- Refrigerated Storage Capable - Currently Dry Storage (28° to 38°)
- Refrigerated Dock (45° to 55°)
- Office/Welfare
- Mechanical / Utility Support



Ground Floor



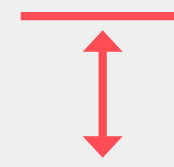
Mezzanine



**±44,399 SF**  
Refrigerated Production Area



**±23,918 SF**  
Freezer Area



**30'**  
Clear Height



**±6,400**  
Amps

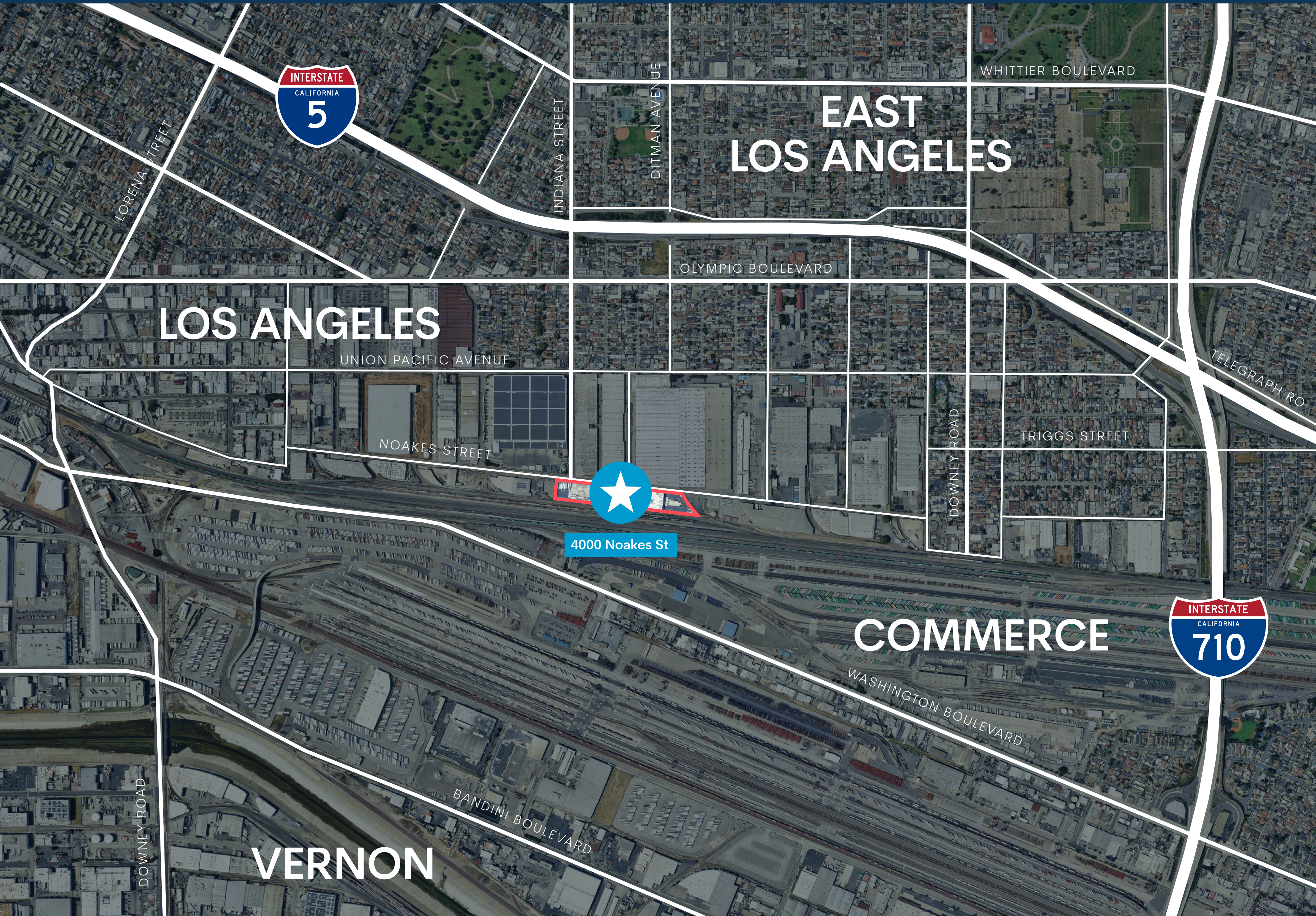
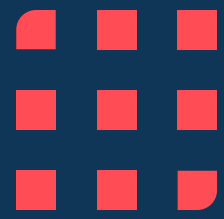


**7**  
Dock Doors



**±129**  
Automobile Parking





## EAST LOS ANGELES

## LOS ANGELES

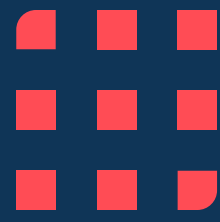


4000 Noakes St

## COMMERCE



## VERNON

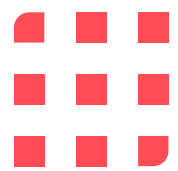


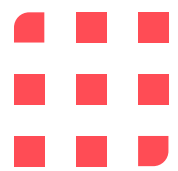
# Area Map & Key Distances



## Key Distances

Interstate 5	0.6 miles
60 Freeway	1.3 miles
710 Freeway	1.5 miles
101 Freeway	2.5 miles
Interstate 10	2.5 miles
110 Freeway	5.5 miles
Downtown Los Angeles	5.0 miles
Los Angeles Int'l Airport	21 miles
Port of Long Beach	21 miles
Port of Los Angeles	23 miles
Ontario Int'l Airport	38 miles





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COMMERCE, CA 90023



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