

INDUSTRIAL FOR SALE/LEASE

±39,873^{SF} OF BUILDINGS ON ±84,184^{SF} OF LAND
6155 S EASTERN AVE | COMMERCE, CA 90040

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS

- PRICE REDUCTION - LAND VALUE DEAL!
- Manufacturing Facility on 84,184 S.F. of Land
- Highly Desirable Location - **IN OPPORTUNITY ZONE!**
- 40'+ Clear Section for Large-Scale Manufacturing
- Clear-Span Warehouse Runs - Multiple Cranes
- Existing Heavy Power - 3,000A @ 480V (Verify)
- Ideal for Owner/User Manufacturing or Redevelopment
- Immediate 5, 710, & 605 Freeway Accessibility
- Can Be Delivered Vacant at Close of Escrow
- **Rare Use Approval: Equipment/Tool Rental & Sales**

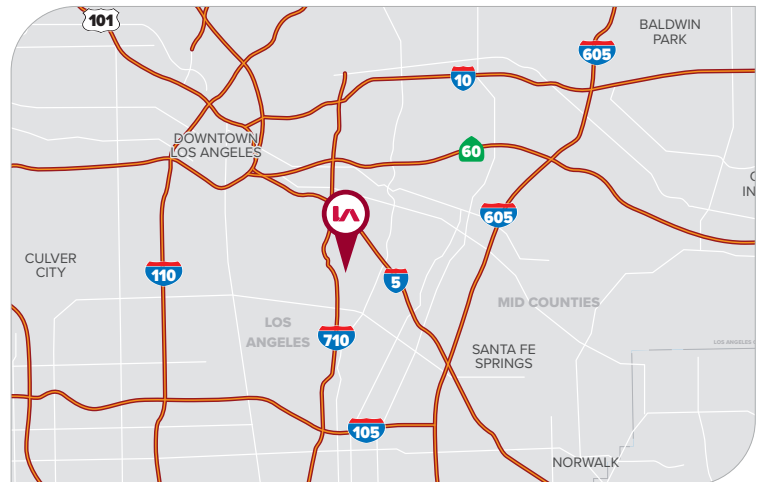
PROPERTY SUMMARY

BUILDING SIZE

±39,873 SF (Per Assessor)

LAND SIZE

±84,184 SF (Per Assessor)



PRICING SUMMARY

SALE PRICE

\$7,250,000
(\$86/SF of Land)

LEASE RATE

\$38,000/MO GRS
(\$0.45/SF of Land)

FOR MORE INFORMATION, PLEASE CONTACT



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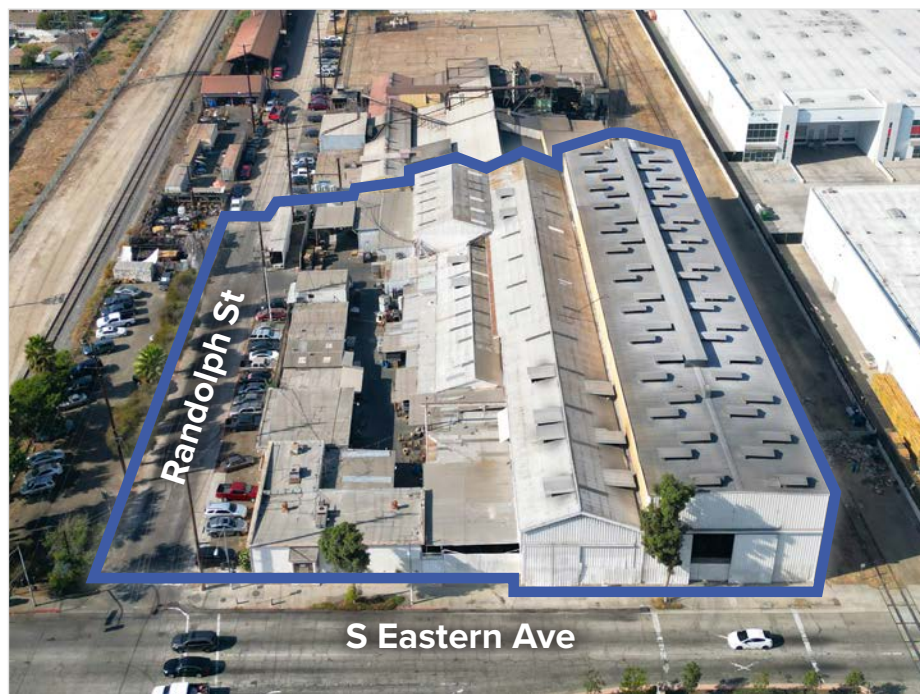
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PROPERTY SUMMARY

TOTAL BUILDING SF	±39,873 SF (Assessor)
TOTAL LAND SF	±84,184 SF (Assessor)
EXISTING STRUCTURES	±55,000 SF (Verify)
OFFICES / RR	±3,927 SF / 5 RR
CLEAR HEIGHT	14' - 40' (Mixed)
LOADING DOORS	5 Ground Level Doors
POWER	3,000 A @ 480V - 3ph
CRANES	±6 - Up to 25-Ton (Verify)
CONSTRUCTION	Metal / Wood Frame
SPRINKLERED	No
YEAR BUILT	1940 - 1967
APN	6332-014-023
FRONTAGE	Eastern Ave & Randolph St.
ZONING	CM-M2*
CURRENT USE	Industrial/Manufacturing



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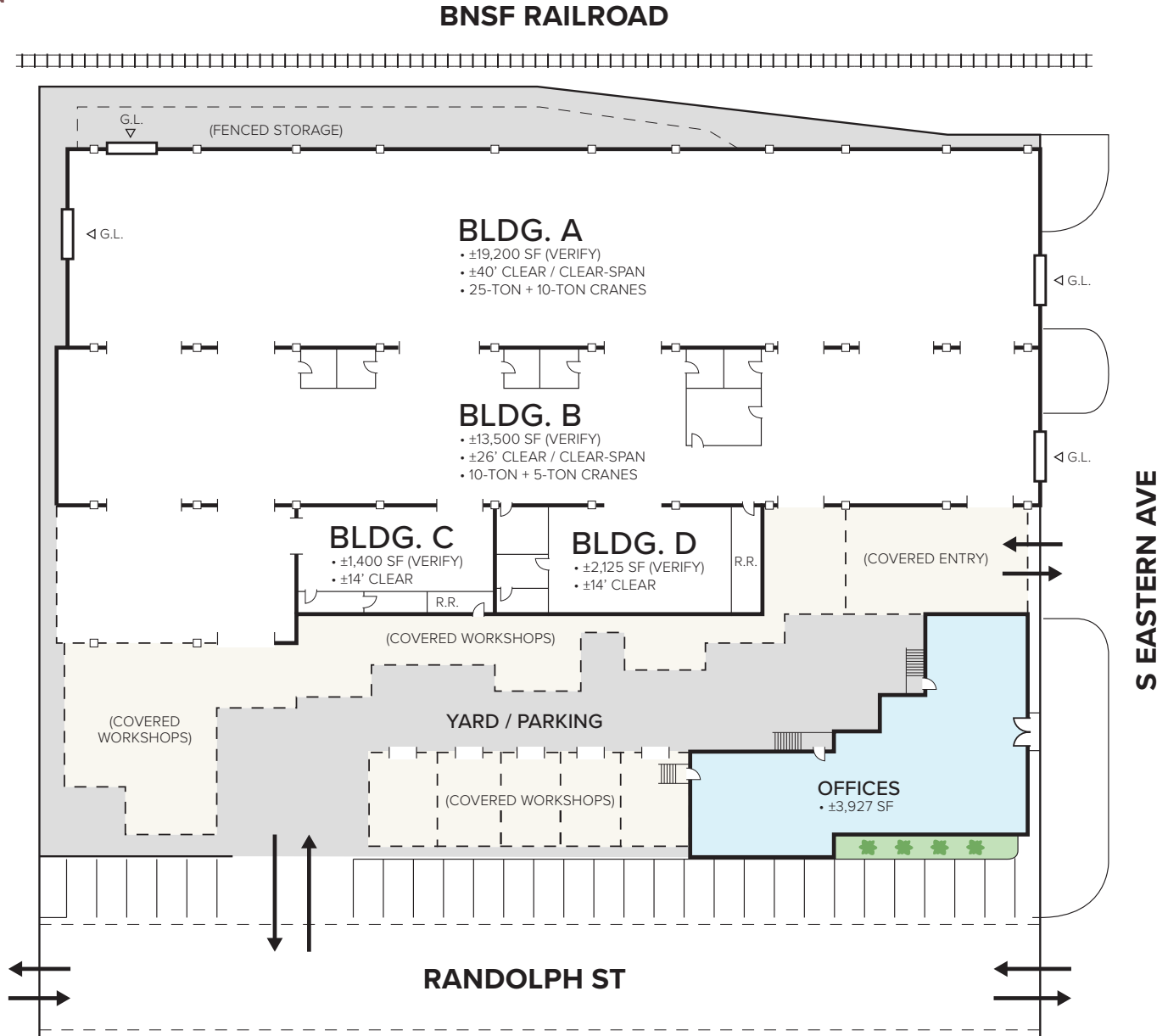
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SITE PLAN



BUILDING DETAILS

OFFICE	±3,927 SF (Assessor)
WAREHOUSES	±35,946 SF (Assessor)
"BONUS" STRUCTURES	±15,000 SF (Verify)
TOTAL STRUCTURES	±55,000 SF (Verify)
TOTAL LAND	±84,184 SF (Assessor)

* Not to scale.
* Buyer to verify all details contained herein.

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I BLDG A | WAREHOUSE



I BLDG A | WAREHOUSE CRANES



I BLDG B | WAREHOUSE



I BLDG B | WAREHOUSE



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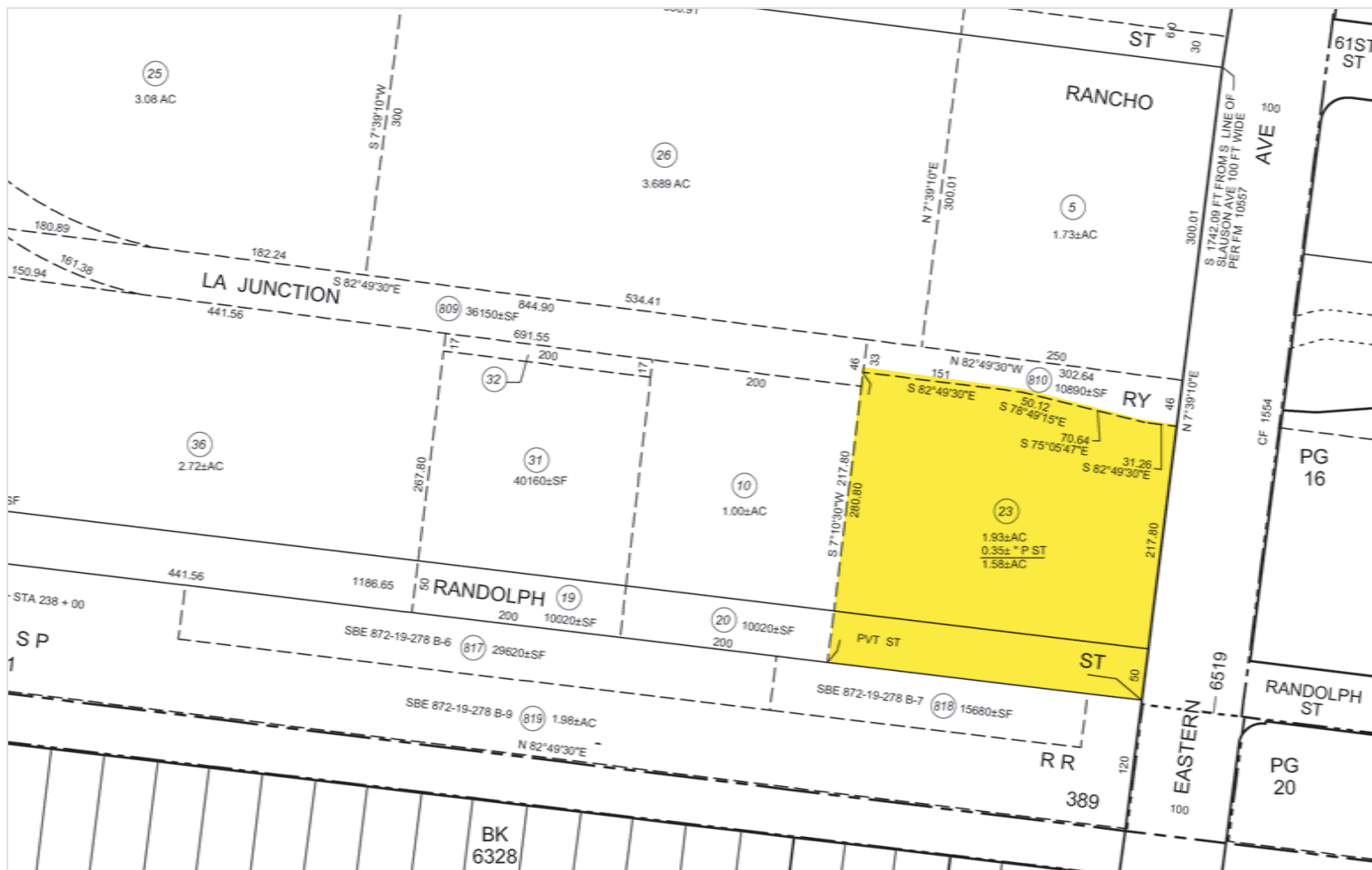
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PARCEL MAP



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