

6550 E WASHINGTON BLVD COMMERCE, CA 90040

AVAILABLE



PROPERTY INFORMATION*

Building Size	138,400 SF
Land Size	274,252 SF
Clear Height	24-27'
Dock High Loading Positions	28
Ground Level Loading Positions	2
Year Built	1978, R 2023
Sprinklers	.45/3,000
Office Size	25,300 SF (5,100 SF Mezz)
Auto Parking Ratio	1.07/1,000

PROPERTY HIGHLIGHTS

- 100% AC Warehouse (can be removed)
- High Image Office
- 6 Rail Doors Possible
- Well Maintained Property
- Large Fenced Yard
- Major Street Frontage
- Heavy Power * 2,600 Amps & Back-up Generator
- Close Proximity to (5) (710) Freeways, Commerce Citadel & Casino.
- Walking Distance to Multiple Transit Stops
- Utility Savings * Solar Panels

**Tenant to verify all information*

For More Information or To
Schedule a Tour, Contact

DAVID HASBROUCK

Executive Managing Director
+1 213 955 6410
david.hasbrouck@cushwake.com
CA LIC #00526375

TIM WALLACE, SIOR

Executive Director
+1 213 955 5108
tim.wallace@cushwake.com
CA LIC #01779950

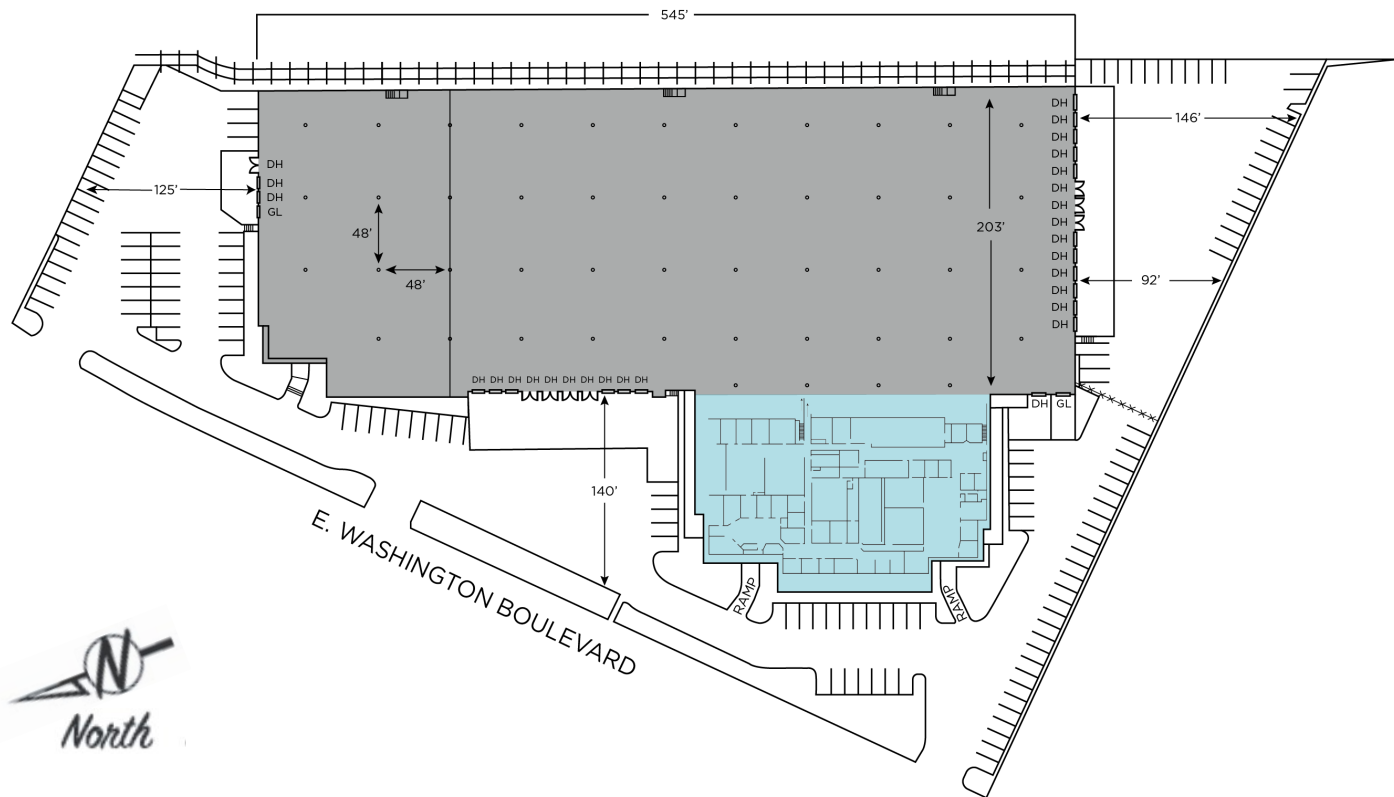
900 Wilshire Blvd., Suite 2400
Los Angeles, CA 90017
+1 213 955 5100
cushmanwakefield.com



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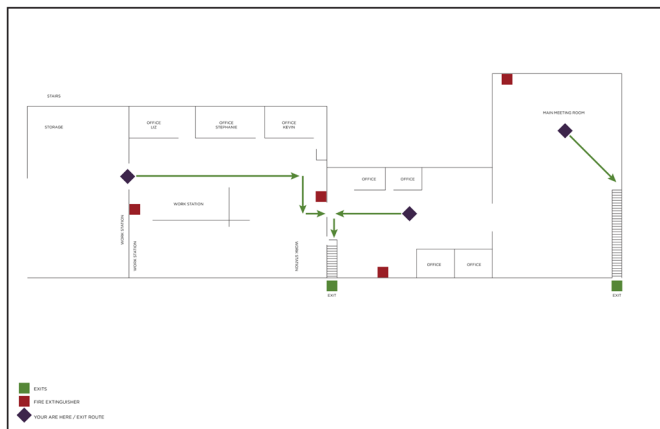
COMMERCE, CA 90040



1st FLOOR OFFICE



2nd FLOOR OFFICE



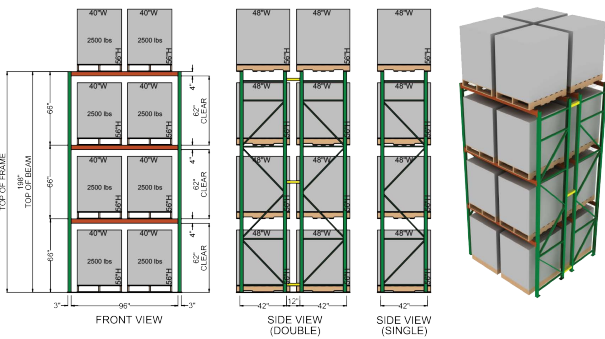
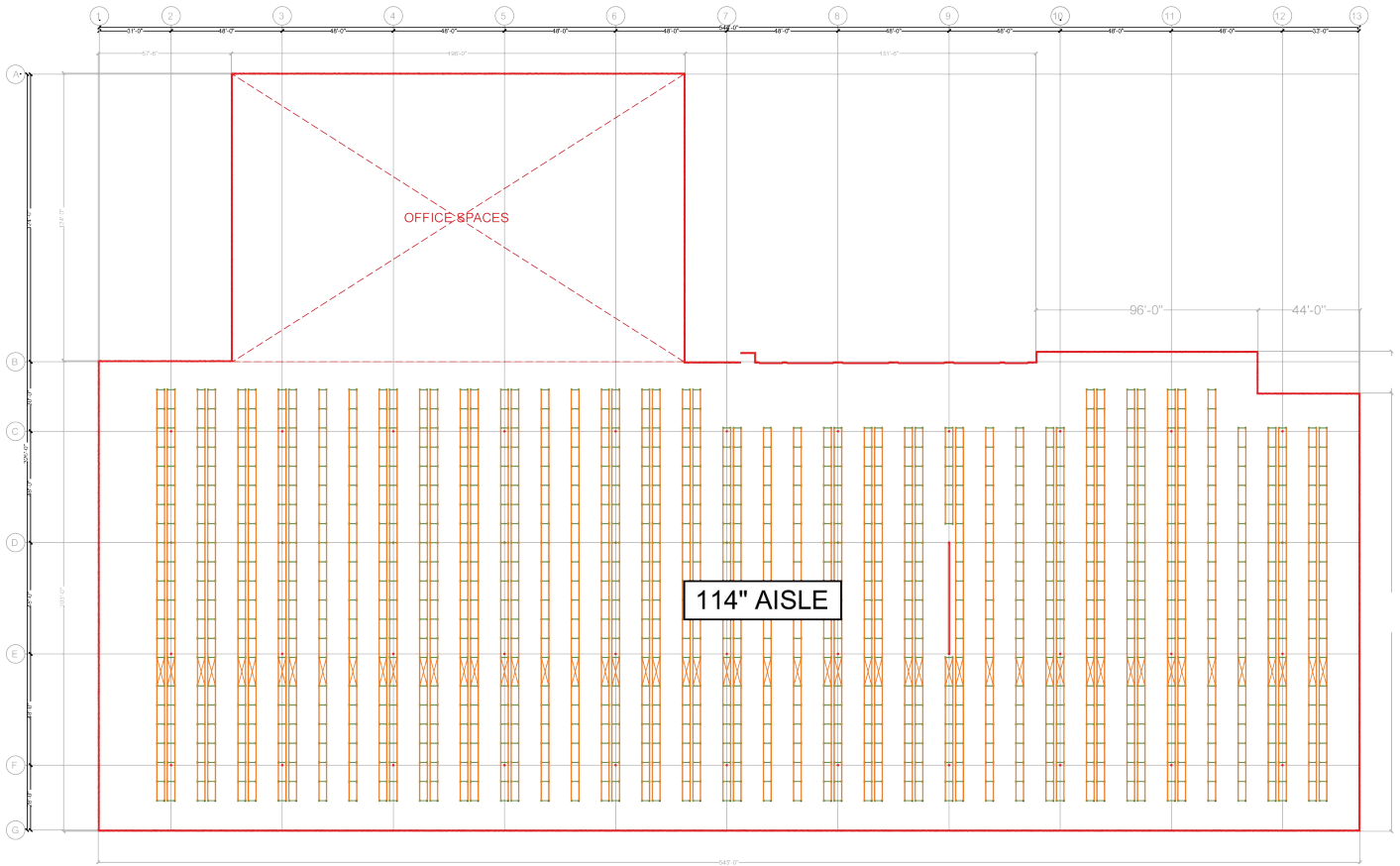
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SITE PLANS

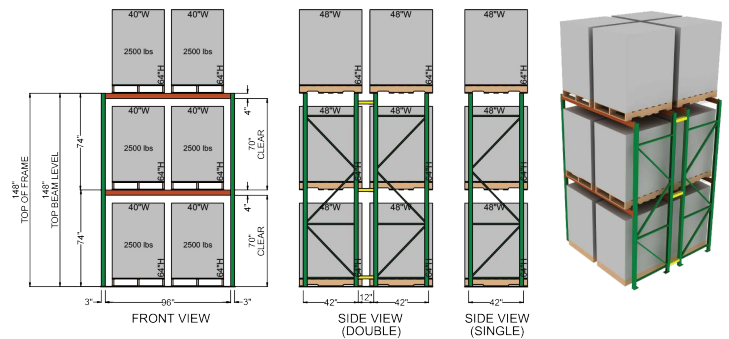
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24' Clear, 56" Tall Pallets
8,572 Total Pallet Positions



24' Clear, 64" Tall Pallets
6,348 Total Pallet Positions

RAYMOND WEST
INTRALOGISTICS SOLUTIONS

FOR MORE INFORMATION, CONTACT:

Greg Hanoian
562.447.5891
greg.hanoian@raymondwest.com

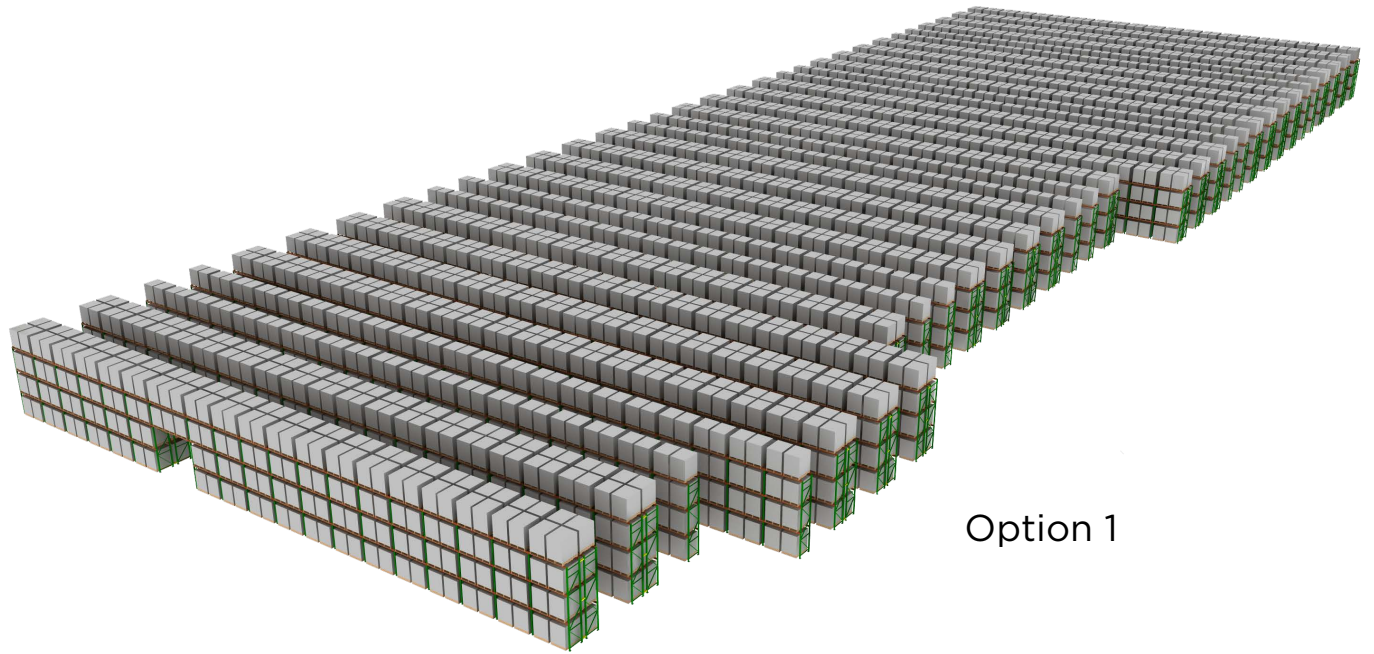
RACKING
PLAN

No warranty or representation is made to the accuracy of the conceptual racking plan or rendering racking plan. No liability of any kind is to be imposed on the broker or owner herein, and shall not be held responsible for any decisions made based on such information.

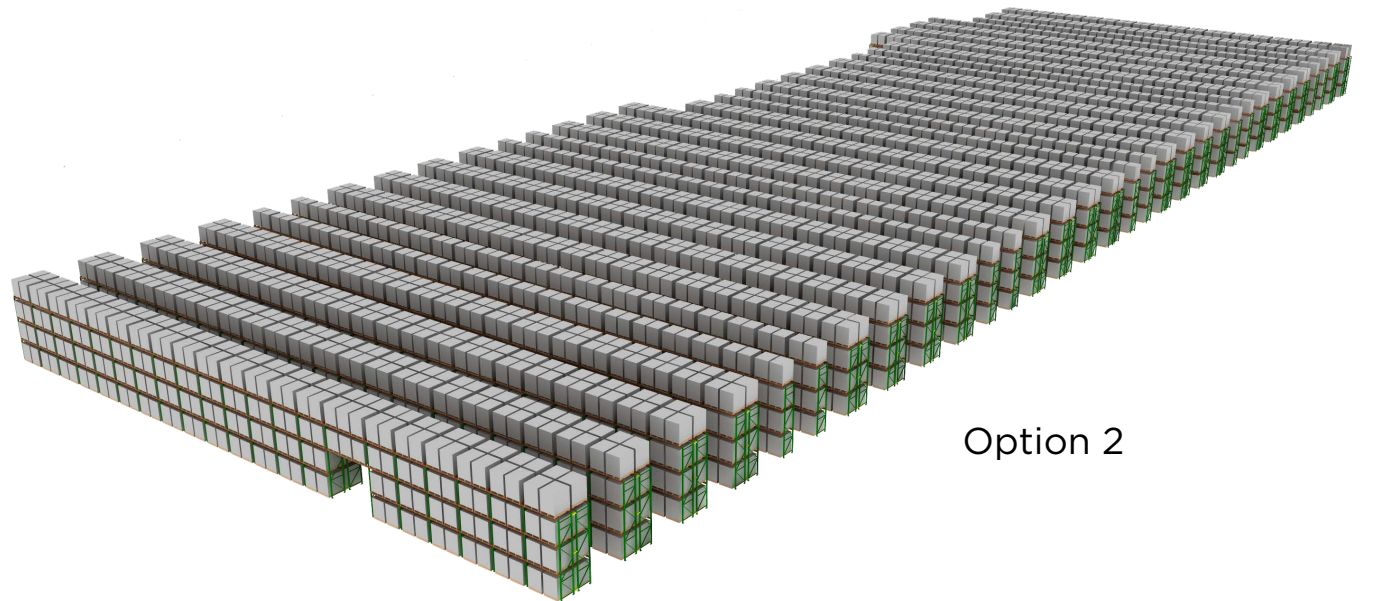
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Option 1



Option 2

RAYMOND | WEST
INTRALOGISTICS SOLUTIONS

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CONCEPTUAL
RACKING FLOOR
PLAN

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INTERIOR
PHOTOS

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EXTERIOR
PHOTOS

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DISCOVER COMMERCE'S BUSINESS-FRIENDLY COMPETITIVE ADVANTAGES TODAY!



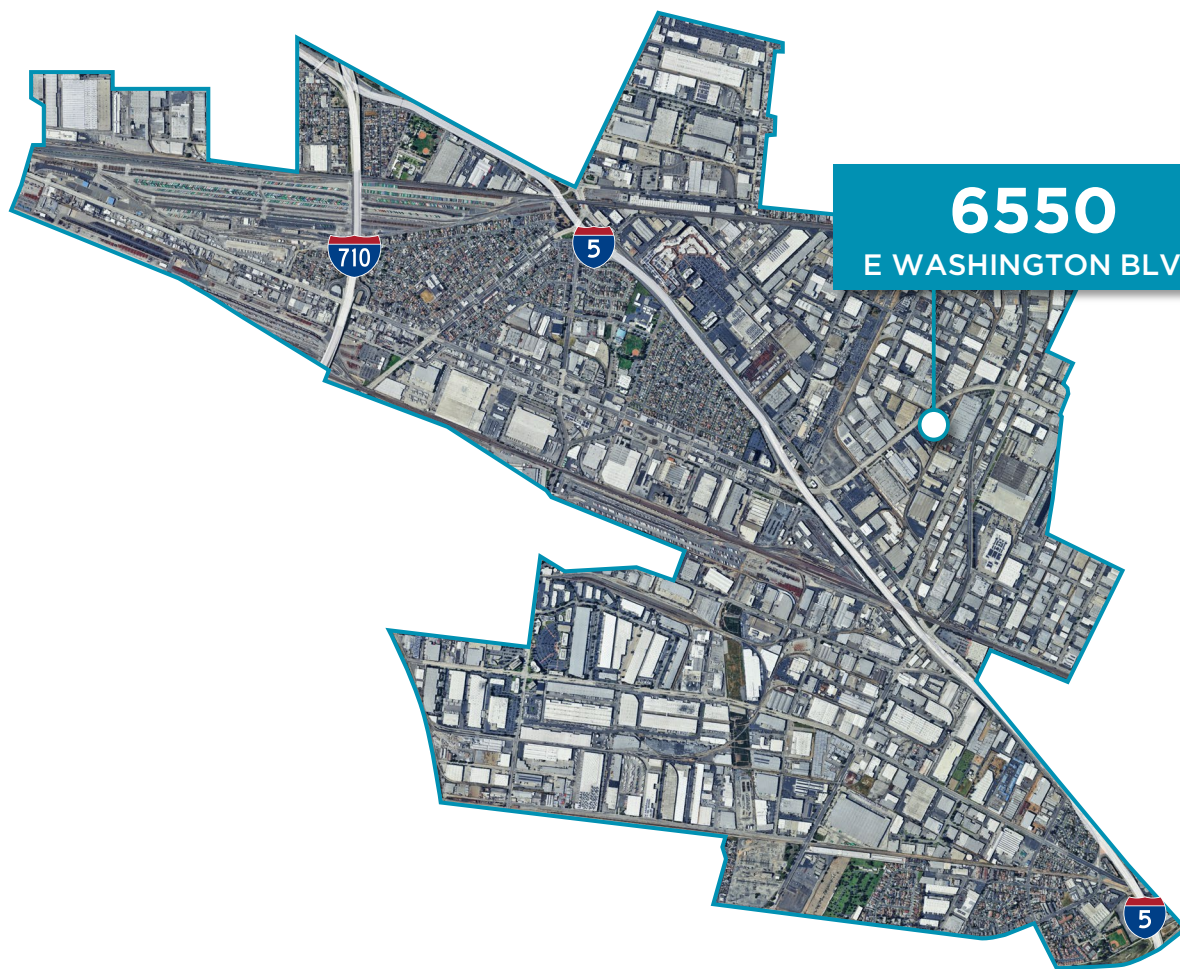
Centrally Located.
Transit Friendly.



No City Property Tax.
No Gross Receipts Tax.
No Utility Tax.
Low Business License Fee.



Public Safety -
Police & Fire
Departments



CITY OF COMMERCE

AVAILABLE

6550 E WASHINGTON BLVD
COMMERCE, CA 90040

9 MILES

DOWNTOWN
LOS ANGELES

23 MILES

LOS ANGELES
INTERNATIONAL AIRPORT

24 MILES

TERMINAL ISLAND /
PORT OF LOS ANGELES /
PORT OF LONG BEACH

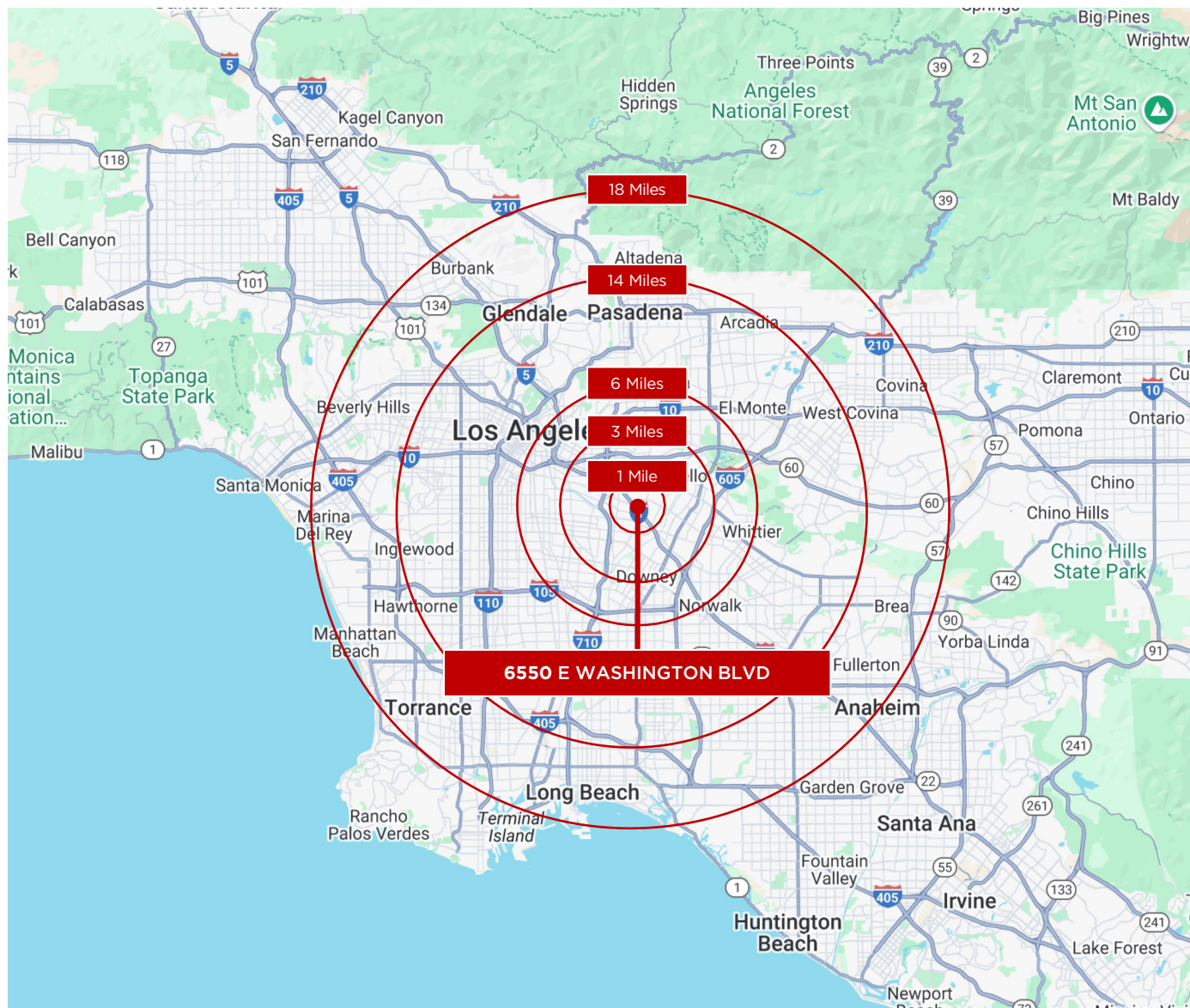


AERIAL
MAP

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900 Wilshire Blvd., Suite 2400 | Los Angeles, CA 90017 | +1 213 955 5100 | cushmanwakefield.com

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