

Available SF 94,078 SF

Industrial For Lease

Building Size 218,598 SF



Property Name: Pacific Business Center
Address: 5530 Rickenbacker Rd, Bell, CA 90201
Cross Streets: Rickenbacker Rd/S Eastern Ave

Class A State-of-the-Art Building
 19 DH Positions (Each w/ EOD Levelers) / 1 GL Via Ramp
 32' Clearance / ESFR Sprinkler System / 4,095 SF Office
 600 Amps (Potentially Expandable to 1800 Amps)
 ±135' 100% Concrete Truck Court / Fenced & Secured Yard
 Direct 710 & 5 Freeway Access

Lease Rate/Mo: TBD
Lease Rate/SF: TBD
Lease Type: NNN
Available SF: 94,078 SF
Minimum SF: 94,078 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced/Paved
Zoning: IND

Sprinklered: ESFR
Clear Height: 32'
GL Doors/Dim: 1 / Via Ramp
DH Doors/Dim: 19
A: 600 V: 277/480 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 2014
Whse HVAC: No
Parking Spaces: 48 / **Ratio:** 0.5:1/
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 4,095 SF
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 30 Days
Vacant: No
To Show: Call broker
Market/Submarket: Commerce/Vernon
APN#: 6332-002-083,6332-002-084

Listing Company: Newmark - Los Angeles - South Bay
Agents: [Jeff Sanita 310-491-2003](#), [John McMillan 310-491-2048](#), [JD Vogelzang 310-491-2085](#), [Andrew Conroy](#)
Listing #: 45283410
Listing Date: 07/20/2026
Notes: Call broker regarding possession date. Tenant to verify all information. Additional parking possible.

FTCF: CB250N000S000/AOAA

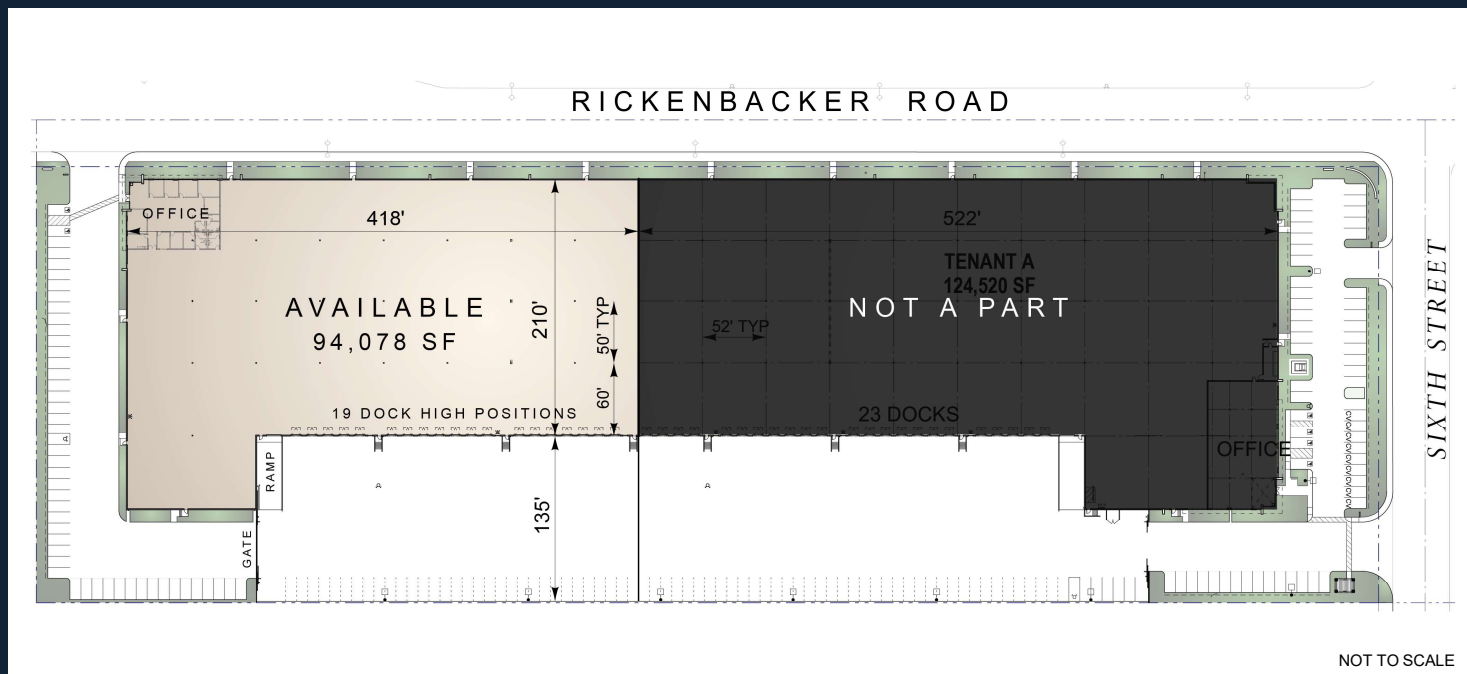


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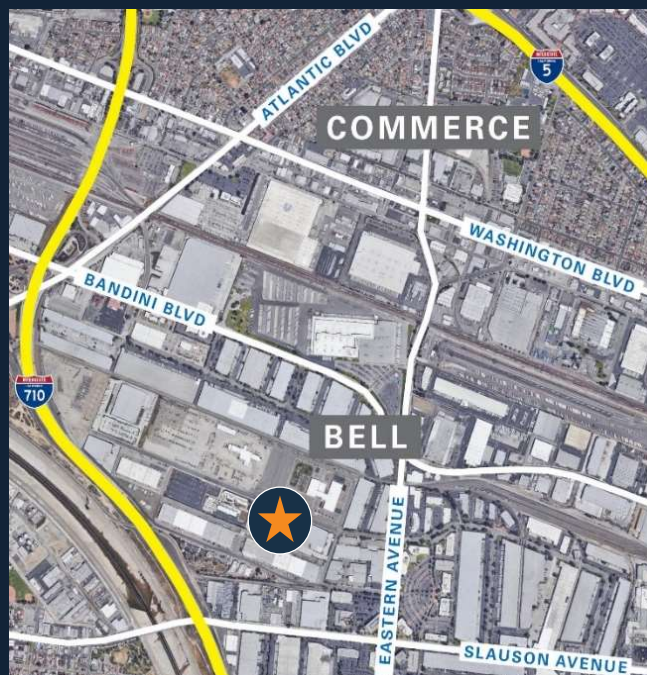
8/18/2026

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Building Features:

- 94,078 SF Available For Lease
- State-of-the-Art LEED GOLD Project
- 4,095 SF Office Space
- 32' Clearance
- 19 Dock High (each w/ EOD Levelers) / 1 Ground Level
- ±135 Ft. Truck Court
- 100% Concrete & Secured Yard
- 600 Amp Service (Potentially Expandable to 1800 Amps)
- ESFR Sprinklers
- 3% Skylight Coverage (Abundant Natural Light)
- Solar Ready Roof
- Motion Sensored Warehouse Lighting



FOR MORE INFORMATION, PLEASE CONTACT:

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