



6400

FLEET ST, COMMERCE

C A I 9 0 0 4 0

CBRE

29,623 SF INDUSTRIAL BUILDING FOR SALE

INVESTMENT HIGHLIGHTS

Central Commerce Location



4 Dock Doors



1 Ground-Level Ramp



Corner Lot



Two Private Fenced Yard Areas



14' - 18' Clear Height



Ideal Company Headquarters Opportunity



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29,623 SF INDUSTRIAL BUILDING FOR SALE



Corner Office Space with Quality Natural Lighting



Saybrook Ave Fenced Yard with 2 Docks and 1 Ground-Level Ramp



Ample Street Parking on Fleet St

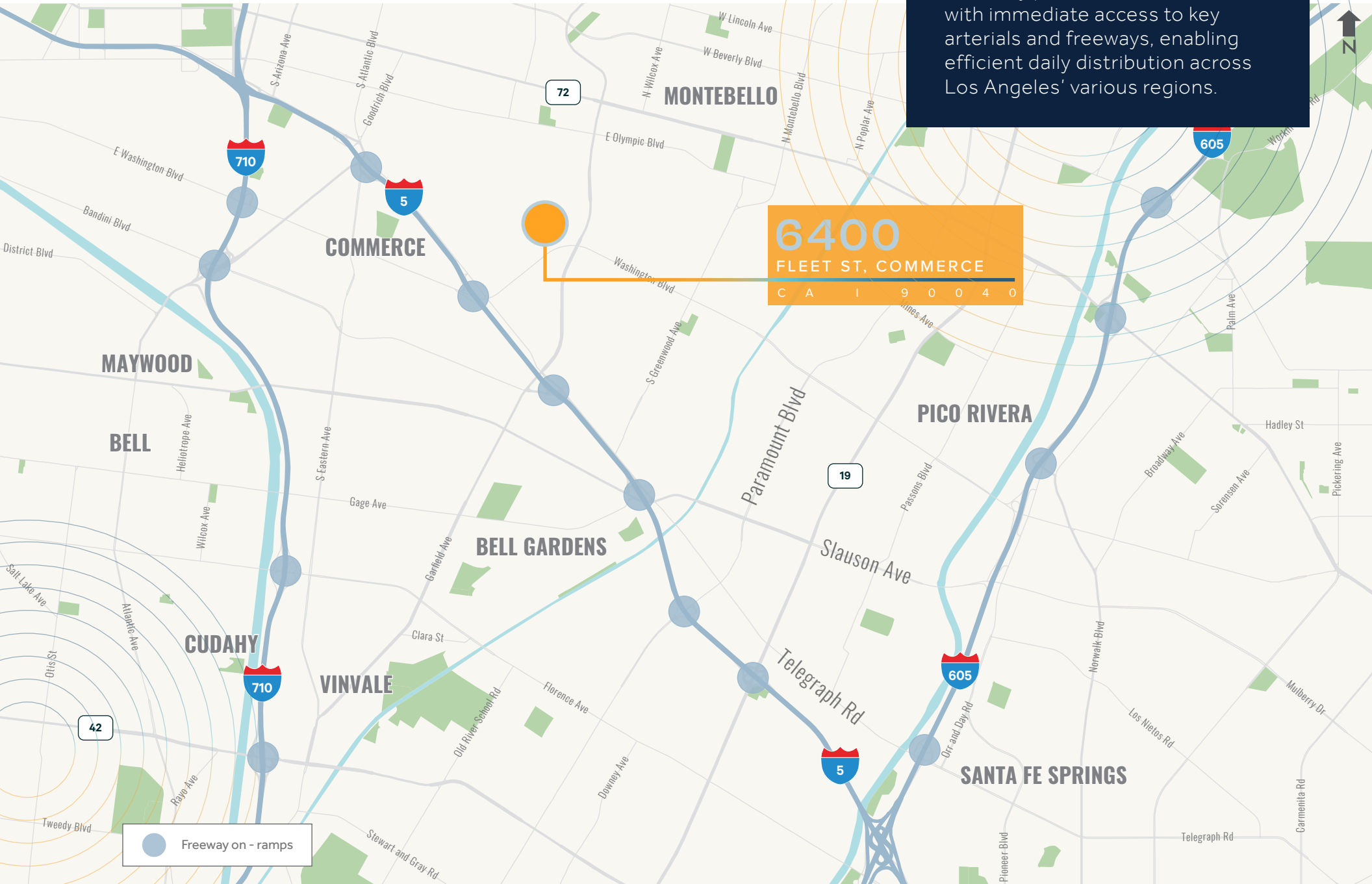


Fleet St

Saybrook Ave

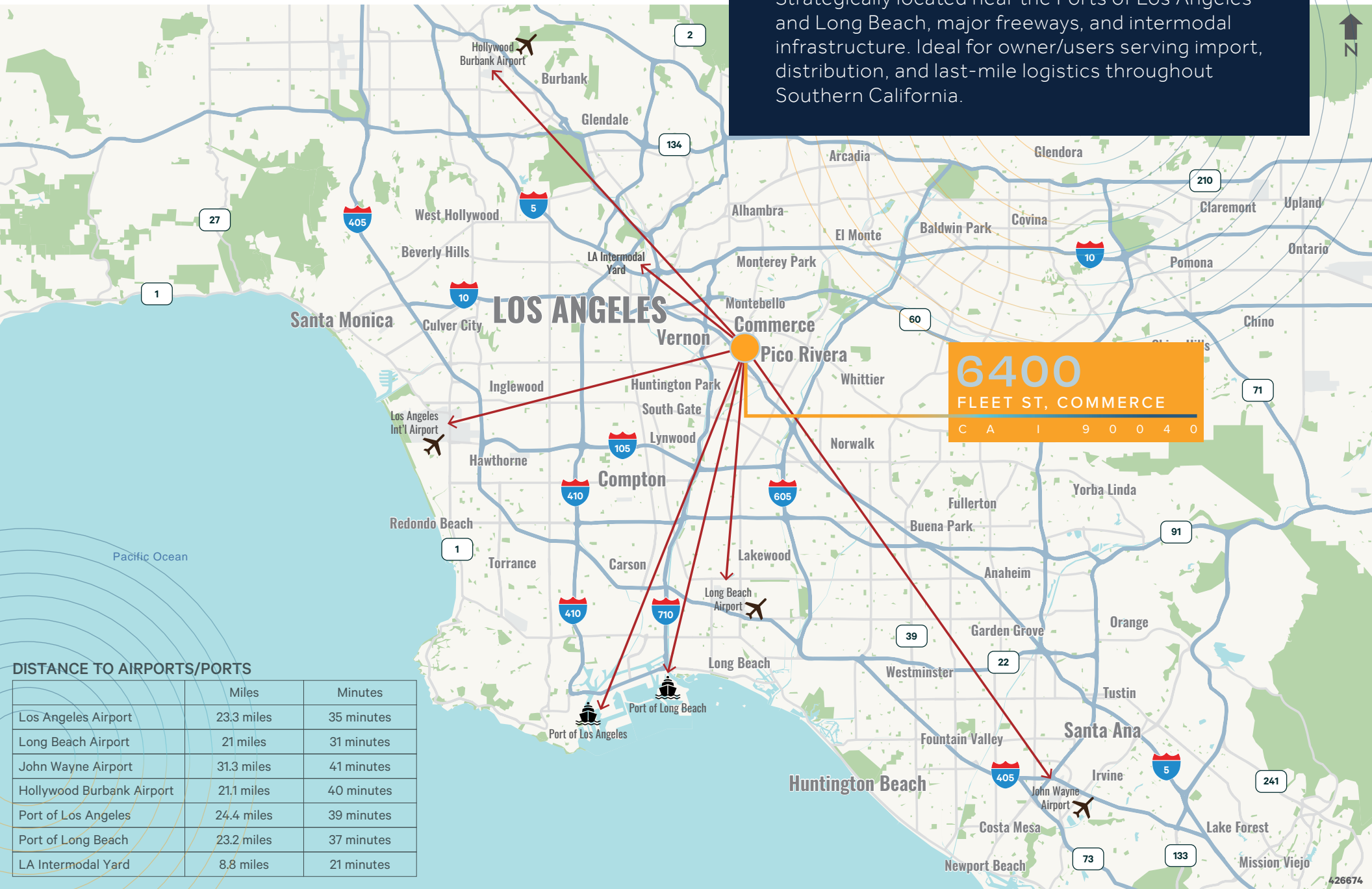
LOCAL MAP

Centrally positioned in Commerce with immediate access to key arterials and freeways, enabling efficient daily distribution across Los Angeles' various regions.



REGIONAL MAP

Strategically located near the Ports of Los Angeles and Long Beach, major freeways, and intermodal infrastructure. Ideal for owner/users serving import, distribution, and last-mile logistics throughout Southern California.



SITE PLAN



OWNER/USER FLEXIBILITY

- Ability to expand or reconfigure office
- Separate warehouse areas for multiple functions (potential to lease out a portion of the property)

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LOCAL MARKET EXPERTS

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