

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**

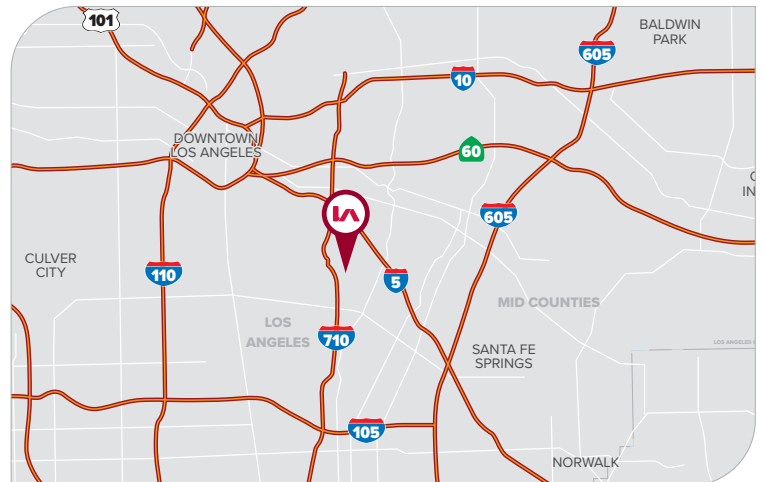
PROPERTY SUMMARY

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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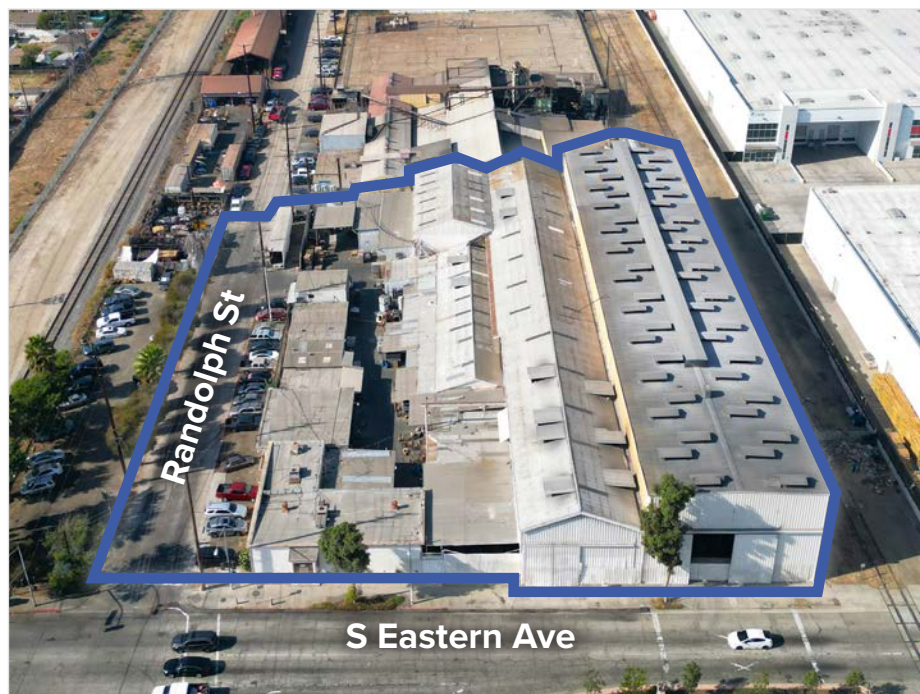
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The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.

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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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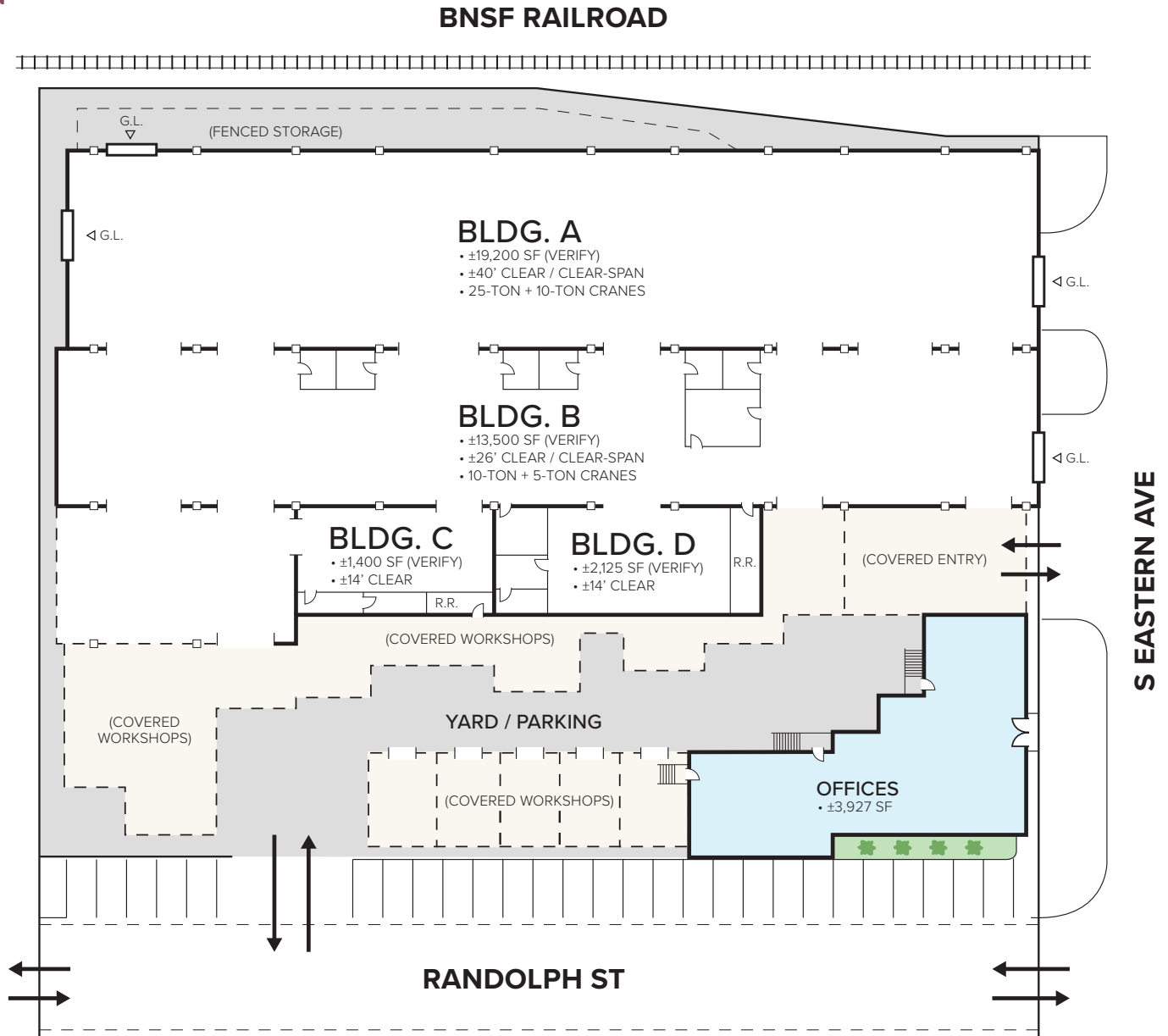
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SITE PLAN



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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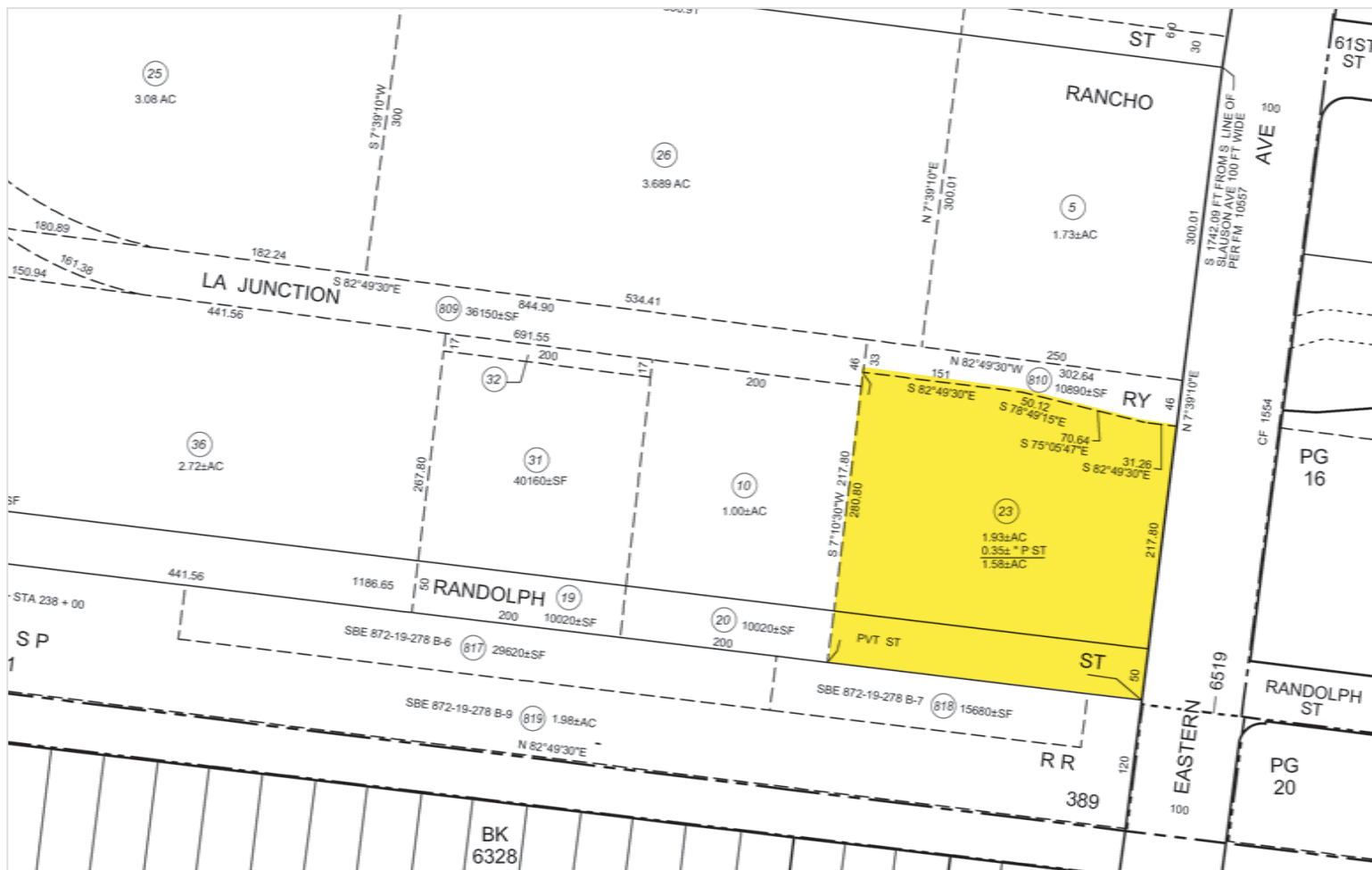
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PARCEL MAP



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