

Available SF 4,800 SF **Industrial For Lease** Building Size 42,992 SF



**Property Name:** Commerce Distribution Center  
**Address:** 6274 Peachtree St, Commerce, CA 90040  
**Cross Streets:** Boxford Ave/E Slauson Ave

Commerce Distribution Center  
 17' Clearance, 1 Ground Level Door  
 Part of Master Planned Industrial Park  
 Professionally Managed  
 24/7 Watch Security

<b>Lease Rate/Mo:</b> \$5,520	<b>Sprinklered:</b> No	<b>Office SF / #:</b> 1,032 SF / 5
<b>Lease Rate/SF:</b> \$1.15	<b>Clear Height:</b> 17'	<b>Restrooms:</b> 1
<b>Lease Type:</b> NNN / Op. Ex: \$0.26	<b>GL Doors/Dim:</b> 1	<b>Office HVAC:</b> Heat & AC
<b>Available SF:</b> 4,800 SF	<b>DH Doors/Dim:</b> 0	<b>Finished Ofc Mezz:</b> 0 SF
<b>Minimum SF:</b> 4,800 SF	<b>A: 100 V: 277/480 O: 3 W: 4</b>	<b>Include In Available:</b> No
<b>Prop Lot Size:</b> POL	<b>Construction Type:</b> TILT UP	<b>Unfinished Mezz:</b> 0 SF
<b>Term:</b> Acceptable to Owner	<b>Const Status/Year Blt:</b> Existing / 1979	<b>Include In Available:</b> No
<b>Sale Price:</b> NFS	<b>Whse HVAC:</b> No	<b>Possession:</b> 10/01/2026
<b>Sale Price/SF:</b> NFS	<b>Parking Spaces:</b> 5 / <b>Ratio:</b> 1.0:1	<b>Vacant:</b> No
<b>Taxes:</b>	<b>Rail Service:</b> No	<b>To Show:</b> Call broker
<b>Yard:</b> No	<b>Specific Use:</b> Warehouse/Distribution	<b>Market/Submarket:</b> Commerce/Vernon
<b>Zoning:</b> M2		<b>APN#:</b> 6332-021-010

**Listing Company:** Colliers - El Segundo  
**Agents:** [Mike Foley 310-977-7330](#), [Connor McRae 323-278-3112](#), [Christopher Sheehan, SIOR 310-321-1831](#)  
**Listing #:** 45085430 **Listing Date:** 06/16/2026 **FTCF:** CB250N000S000/OAA  
**Notes:** Estimated operating expenses: \$0.265 psf. No fire sprinklers. Please verify all information.