

Available SF 39,873 SF

Industrial For Lease & For Sale
Building Size 39,873 SF

Address: 6155 S Eastern Ave, Commerce, CA 90040

Cross Streets: Randolph St/E Slauson Ave

REDUCED PRICE - LAND VALUE DEAL - In Opportunity Zone!
 Prime Owner/User or Redevelopment Opportunity
 Ideal Manufacturing Facility - 1,200 Amps @ 277/480V (Verify)
 Up to 40' Clear-Heights - Multiple Existing Cranes
 Excellent Frontage on Eastern Ave and Randolph St
 Rare Zone Amendment: Equipment/Tool Rental & Sales

Lease Rate/Mo:	\$38,000	Sprinklered:	No	Office SF / #:	3,927 SF
Lease Rate/SF:	\$0.95	Clear Height:	14'-40'	Restrooms:	5
Lease Type:	Gross	GL Doors/Dim:	5	Office HVAC:	Heat & AC
Available SF:	39,873 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	39,873 SF	A: 1200 V: 277/480 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	1.93 Ac / 84,184 SF	Construction Type:	STEEL	Unfinished Mezz:	2,025 SF
Term:	3-5 Years	Const Status/Year Blt:	Existing / 1940	Include In Available:	No
Sale Price:	\$6,300,000.00	Whse HVAC:	No	Possession:	30 Days
Sale Price/SF:	\$158.00	Parking Spaces:	/ Ratio:	Vacant:	No
Taxes:	\$41,231 / 2025	Rail Service:	No	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:	Manufacturing	Market/Submarket:	Commerce/Vernon
Zoning:	CMM2			APN#:	6332-014-023

Listing Company: Lee & Associates

Agents: [Tony Naples 818-395-4373](#), [Mattison Behr 818-434-9116](#)
Listing #: 43571423

Listing Date: 10/20/2025

FTCF: CB000N000S000

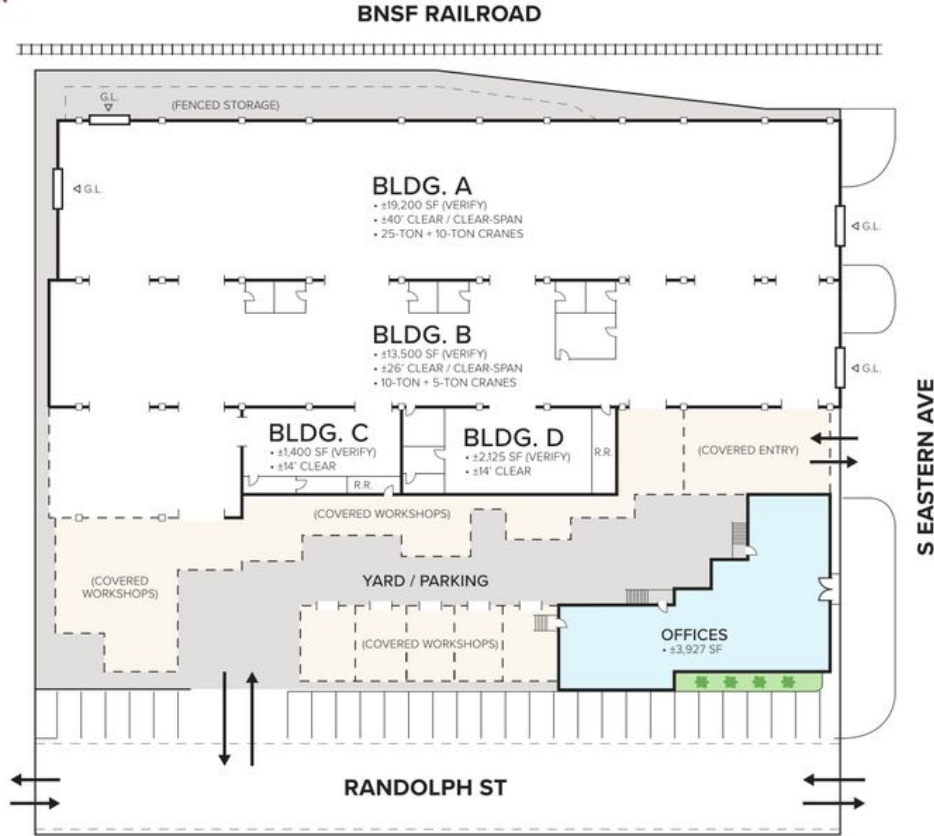
Notes: Call brokers for commission information. Buyer/Tenant to verify all including building/land square footage, permitted office size, dates of construction, clear height, power, sprinkler calculation, zoning, permitting and permitted uses, ADA compliance, parking, building and roof condition, HVAC, access, encroachments, floor load and taxes. Buyer/Tenant to obtain business license and confirm zoning and use prior to waiver of contingencies.


**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

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.

FOR MORE INFORMATION, PLEASE CONTACT



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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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