

# 6465 Corvette Street

Commerce, CA 90040

savills

**FOR SALE** Rare Mid-Size Owner-User Opportunity



PROPERTY FACTS

\$13,728,000

\$325/SF

Asking price

42,240 SF

Building size

89,319 SF

Land size

3,200 SF

Office SF

14' Minimum

Ceiling clearance

1955

Year built

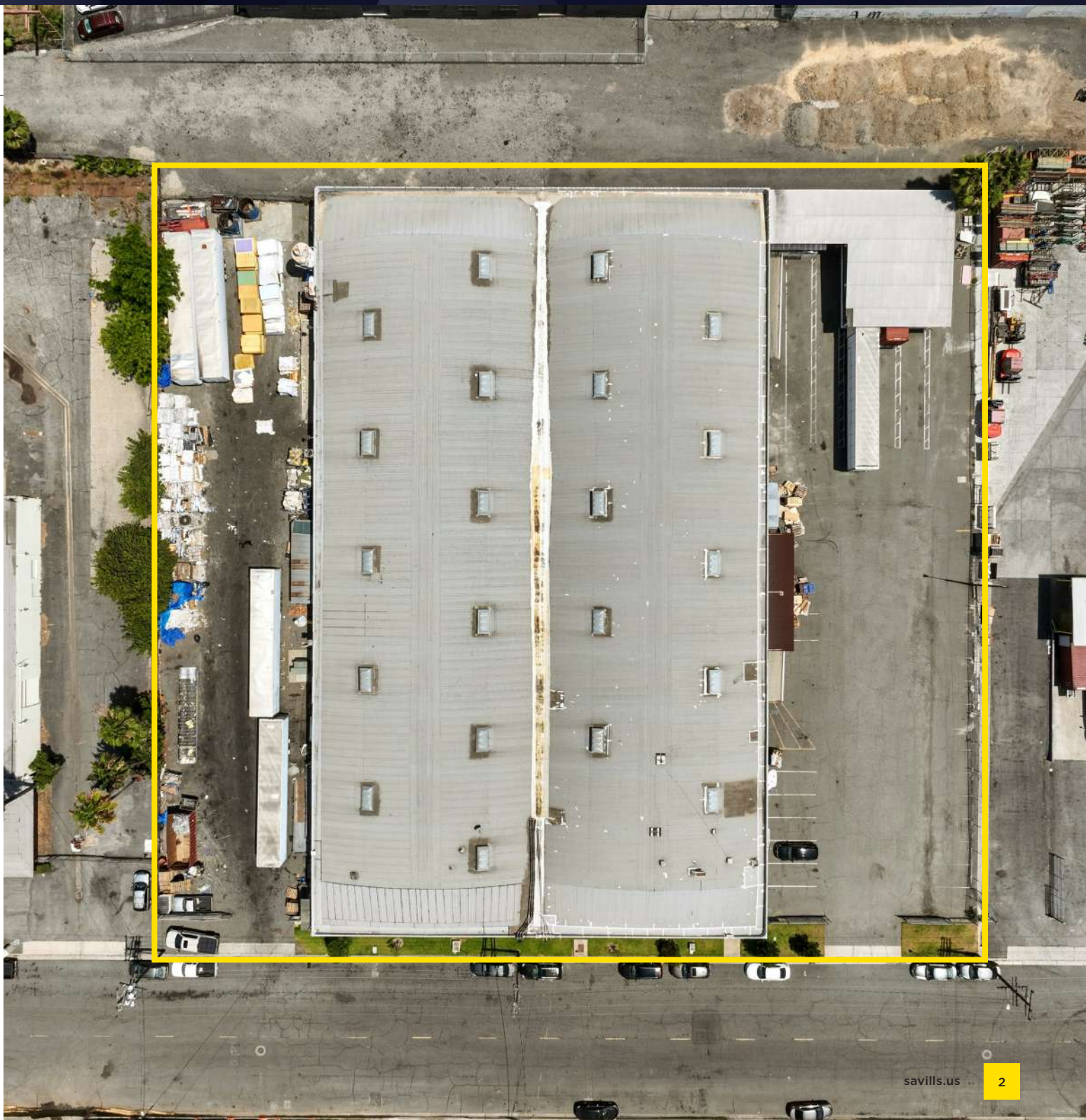
9 Doors

Dock high

3 Ramps

Ground level

6465 Corvette Street



## KEY HIGHLIGHTS



43

Parking



2 Separate Fenced

Yards



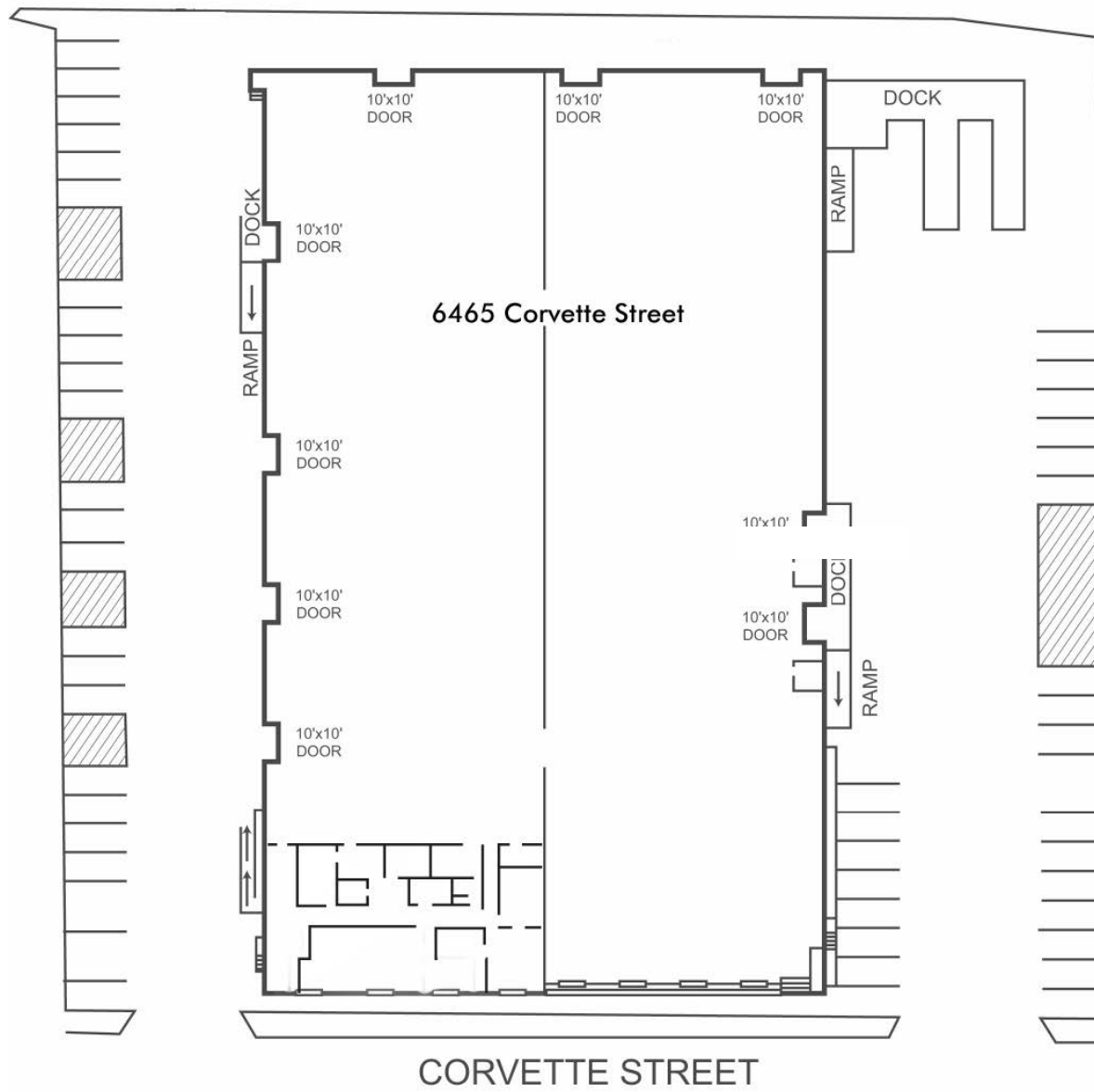
1,200 Amps

Power

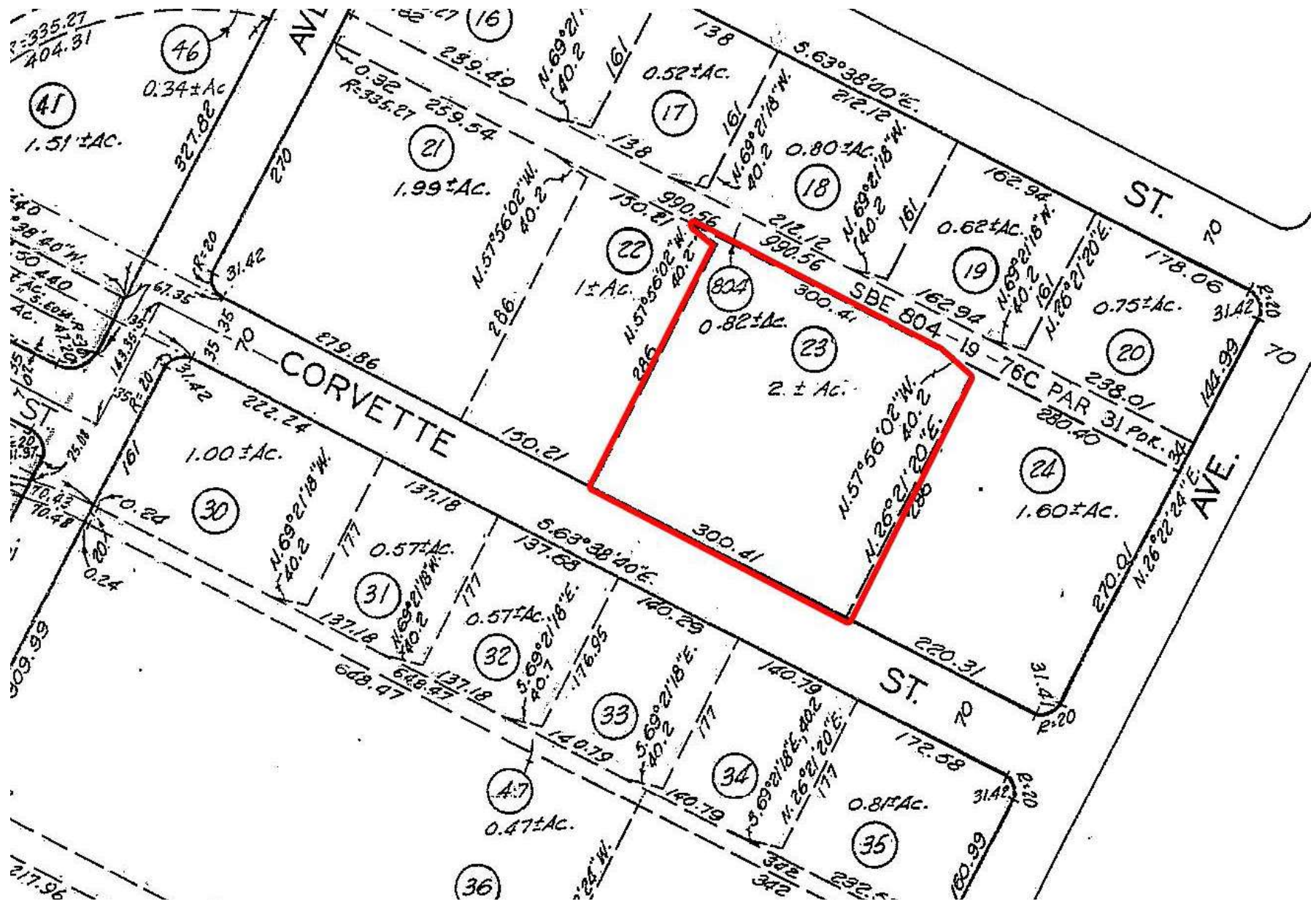
- Rare mid-size owner-user opportunity in Prime Commerce location.
- Two private fenced yards with 47% site coverage, featuring 9 dock-high loading positions and 3 grade-level ramps.
- SBA-approved property offering the opportunity for an owner-user to occupy one half of the building while leasing the other half for income.
- Short-term lease in place generating approx. \$58K in gross income, offering immediate cash flow with the flexibility to deliver the property vacant.
- Open warehouse configuration with flexible expansion potential, easily adaptable for either a single-user or two-tenant layout.
- 1,200 AMPS of heavy power.

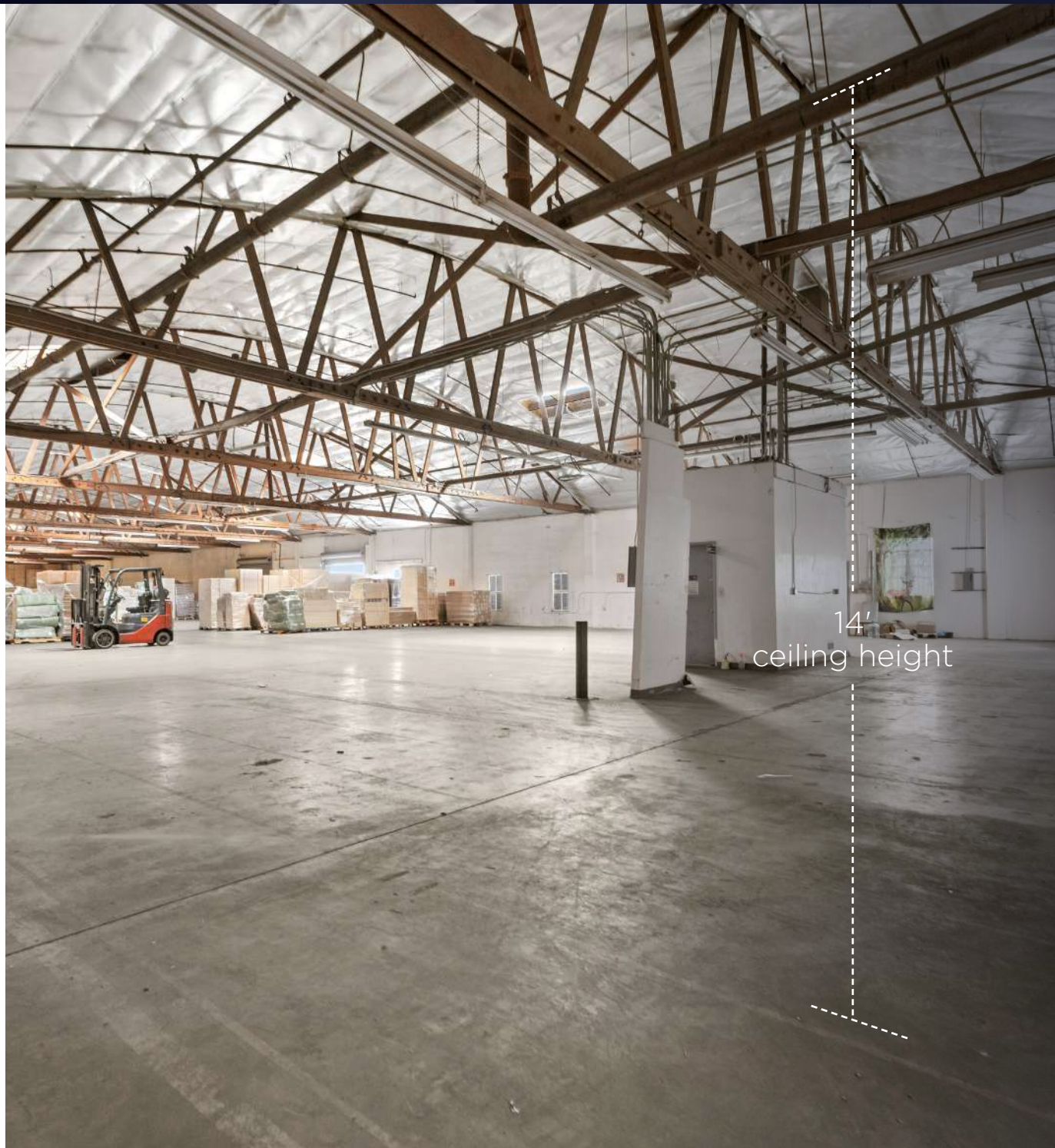


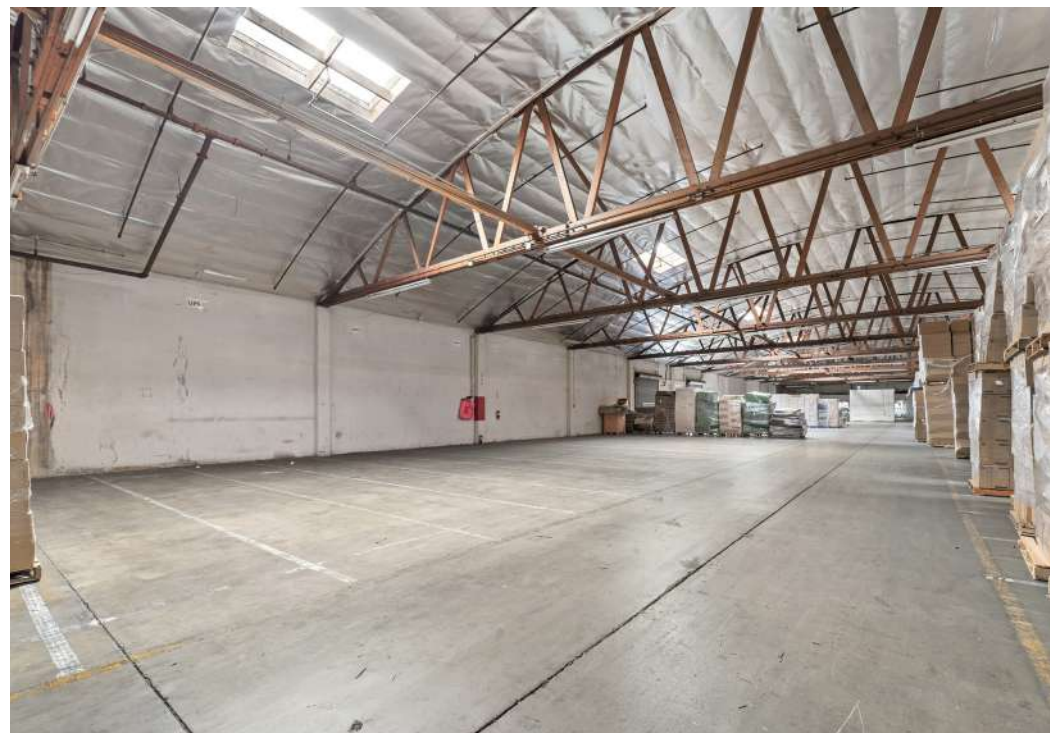


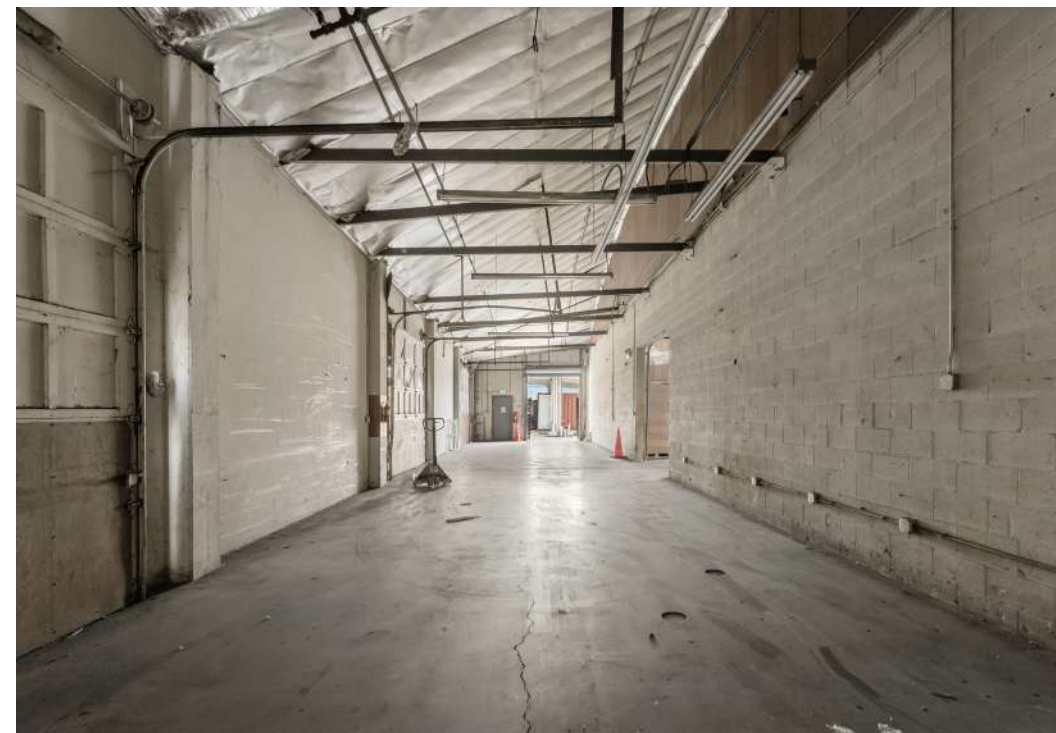


PARCEL MAP

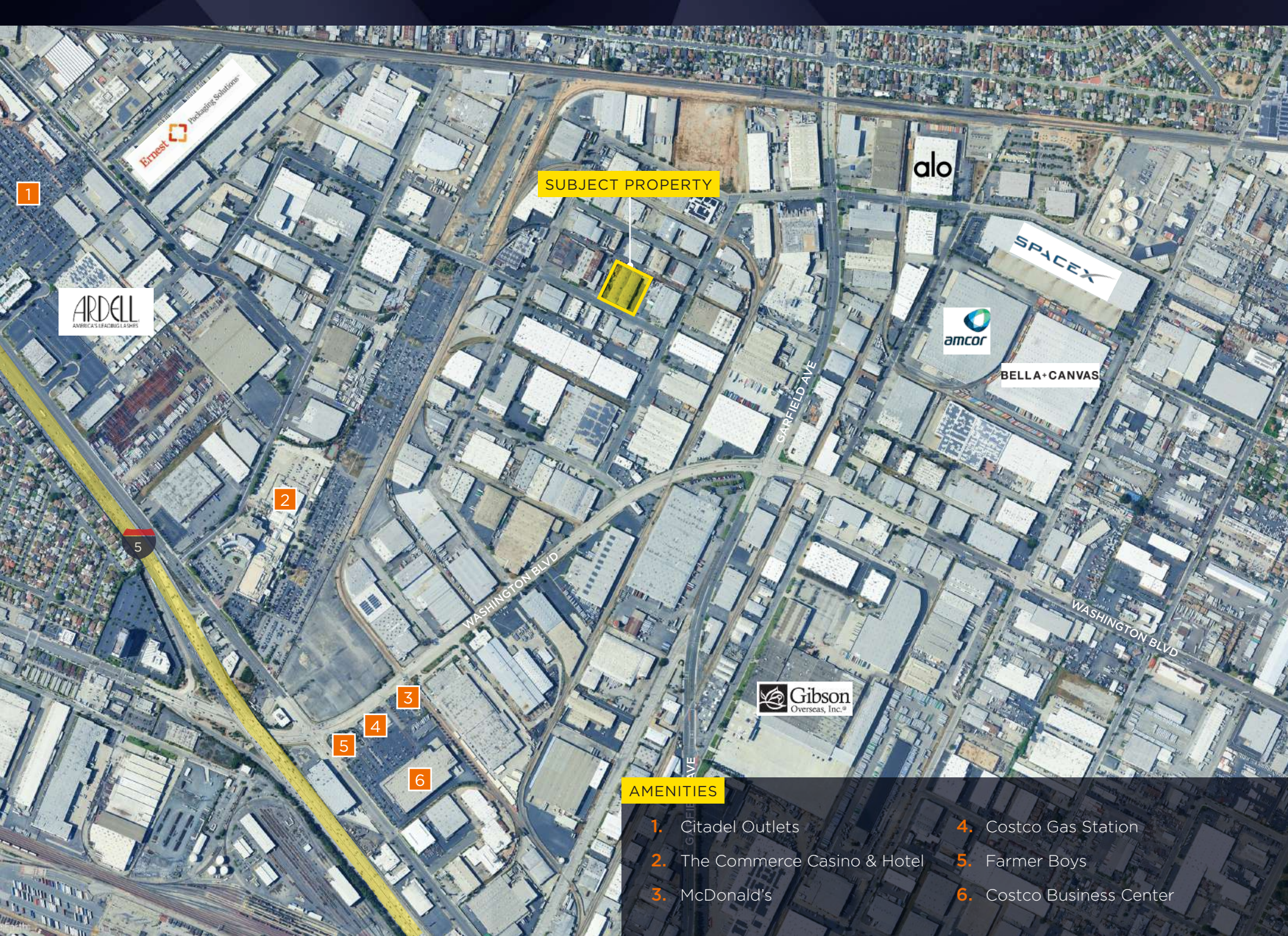












SUBJECT PROPERTY

1

ARDELL  
AMERICA'S LEADING LAMINATORS

alo

amcor

SPACEX

BELLA-CANVAS

2

WASHINGTON BLVD

GARFIELD AVE

WASHINGTON BLVD

Gibson  
Overseas, Inc.®

3

4

5

6

AMENITIES

- 1. Citadel Outlets
- 2. The Commerce Casino & Hotel
- 3. McDonald's
- 4. Costco Gas Station
- 5. Farmer Boys
- 6. Costco Business Center

# Contact

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