

Available SF 7,650 SF

Industrial For Lease

Building Size 7,650 SF

## Price Reduced



**Address:** 5318-5322 E Washington Blvd, Commerce, CA 90040

**Cross Streets:** Strong Ave/E Washington Blvd

Great For Light Industrial and Retail Uses  
 Divisible To Two or More Units  
 Functional on Heavy Traffic Washington Blvd.  
 Multiple Electrical Services and Restrooms  
 Move-In Condition  
 Easy Access To 5 and 710 Freeway Ramps

**Lease Rate/Mo:** \$7,500  
**Lease Rate/SF:** \$0.98  
**Lease Type:** Gross  
**Available SF:** 7,650 SF  
**Minimum SF:** 7,650 SF  
**Prop Lot Size:** POL  
**Term:** 3-5 years w/periodic COLA's  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** Fenced / Paved  
**Zoning:** CM/M1

**Sprinklered:** No  
**Clear Height:** 10'-  
**GL Doors/Dim:** 2 / 10'x10' ; 8'x8'  
**DH Doors/Dim:** 0  
**A: 400 V: 240 O: 3 W: 3**  
**Construction Type:** Masonry  
**Const Status/Year Blt:** Existing / 1950  
**Whse HVAC:** No  
**Parking Spaces: 2 / Ratio: 0.3:1**  
**Rail Service:** No  
**Specific Use:** Mixed Use

**Office SF / #:** 3,000 SF / 8  
**Restrooms:** 6  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 2,850 SF  
**Include In Available:** Yes  
**Possession:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** Commerce/Vernon  
**APN#:** 6335-016-018

**Listing Company:** Dorin Realty Company  
**Agents:** [Mark Whitman 213-627-0007](mailto:mwhitman@dorinrealty.com)  
**Listing #:** 43534131  
**Notes:** All details must be verified.

**Listing Date:** 10/13/2025

**FTCF:** CB250N000S000



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