

INDUSTRIAL FOR  
**SALE/LEASE**

**±39,873<sup>SF</sup> OF BUILDINGS ON ±84,184<sup>SF</sup> OF LAND**  
6155 S EASTERN AVE | COMMERCE, CA 90040



**SALE PRICE REDUCED!**

~~\$7,250,000~~ **\$6,300,000**

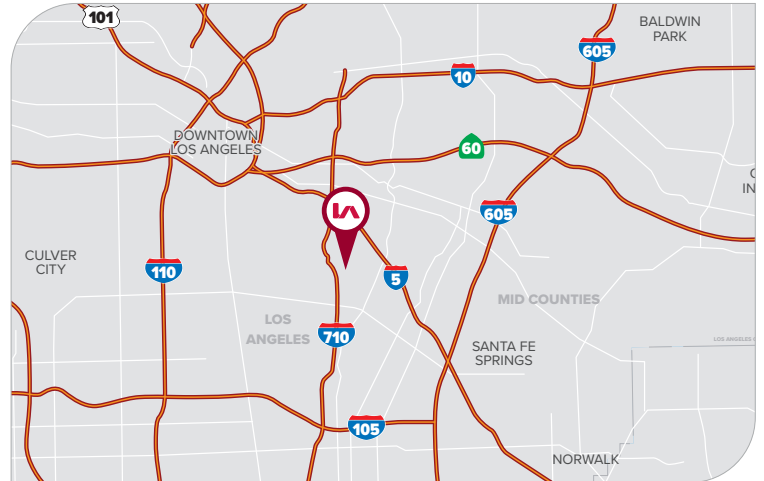


**PROPERTY HIGHLIGHTS**

- 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 - 1,200A @ 277/480V (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**

<b>BUILDING SIZE</b>	<b>±39,873 SF</b> (Per Assessor)
<b>LAND SIZE</b>	<b>±84,184 SF</b> (Per Assessor)



**PRICING SUMMARY**

**SALE PRICE**

**\$6,300,000**  
(\$74.84/SF of Land)

**LEASE RATE**

**\$38,000/MO GRS**  
(\$0.45/SF of Land)

FOR MORE INFORMATION, PLEASE CONTACT



**TONY NAPLES**

Senior Vice President | LIC NO 01811344

e tnaples@lee-associates.com  
o 818.395.4373



**MATTISON BEHR**

Agent | LIC NO 02091054

e mbehr@lee-associates.com  
o 818.434.9116



Lee & Associates® Los Angeles, Inc. | CORP ID 02174865 1201 N Main St, Los Angeles, CA 90012

**LEE-ASSOCIATES.COM/DOWNTOWNLA**

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

<b>TOTAL BUILDING SF</b>	±39,873 SF (Assessor)
<b>TOTAL LAND SF</b>	±84,184 SF (Assessor)
<b>EXISTING STRUCTURES</b>	±55,000 SF (Verify)
<b>OFFICES / RR</b>	±3,927 SF / 5 RR
<b>CLEAR HEIGHT</b>	14' - 40' (Mixed)
<b>LOADING DOORS</b>	5 Ground Level Doors
<b>POWER</b>	1,200 A @ 277/480V - 3ph
<b>CRANES</b>	±6 - Up to 25-Ton (Verify)
<b>CONSTRUCTION</b>	Metal / Wood Frame
<b>SPRINKLERED</b>	No
<b>YEAR BUILT</b>	1940 - 1967
<b>APN</b>	6332-014-023
<b>FRONTAGE</b>	Eastern Ave & Randolph St.
<b>ZONING</b>	CM-M2*
<b>CURRENT USE</b>	Industrial/Manufacturing



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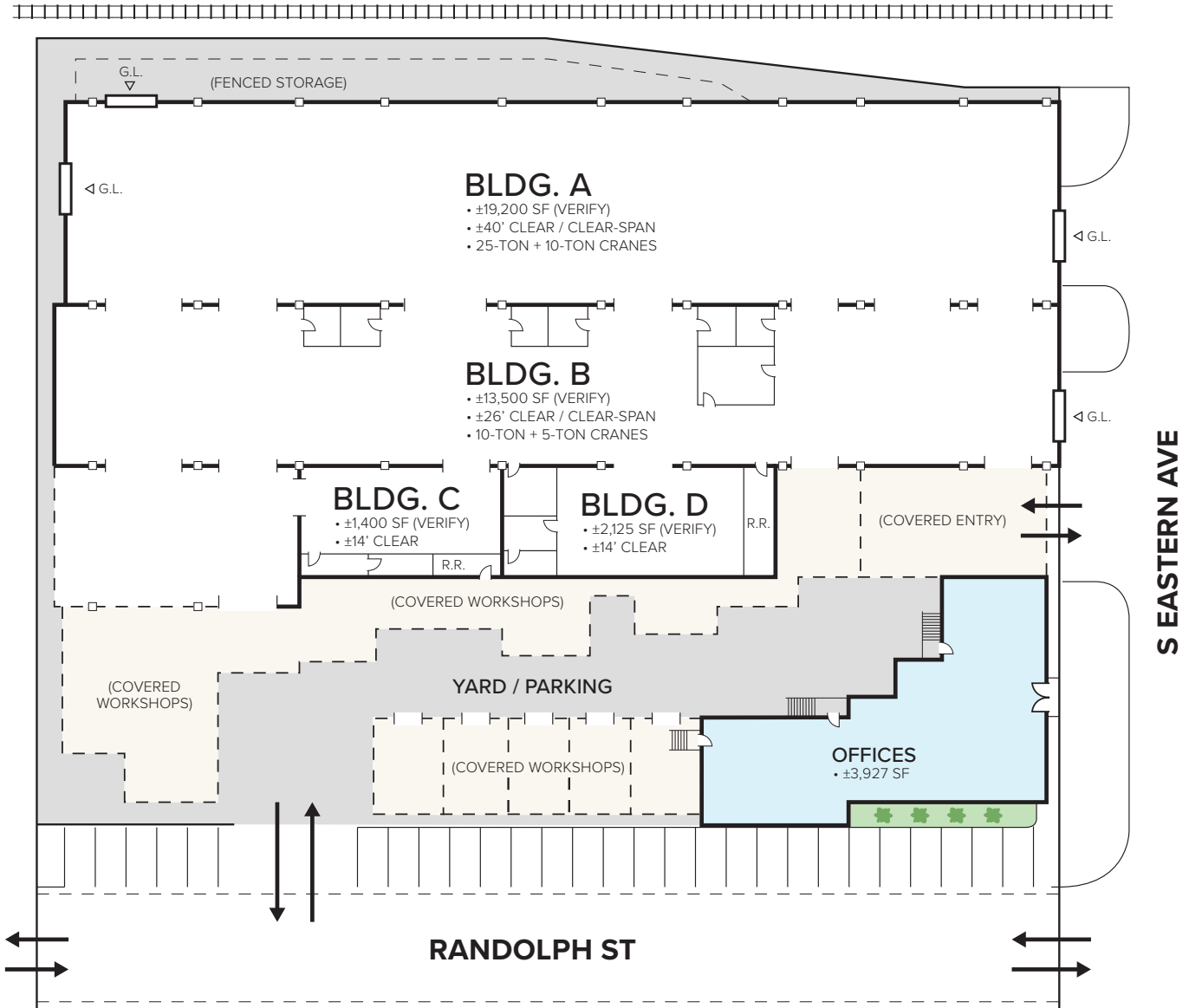
### MATTISON BEHR

Agent | LIC NO 02091054

e [mbehr@lee-associates.com](mailto:mbehr@lee-associates.com)  
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**SITE PLAN**

**BNSF RAILROAD**



**BUILDING DETAILS**

<b>OFFICE</b>	±3,927 SF (Assessor)
<b>WAREHOUSES</b>	±35,946 SF (Assessor)
<b>"BONUS" STRUCTURES</b>	±15,000 SF (Verify)
<b>TOTAL STRUCTURES</b>	<b>±55,000 SF (Verify)</b>
<b>TOTAL LAND</b>	<b>±84,184 SF (Assessor)</b>

\* 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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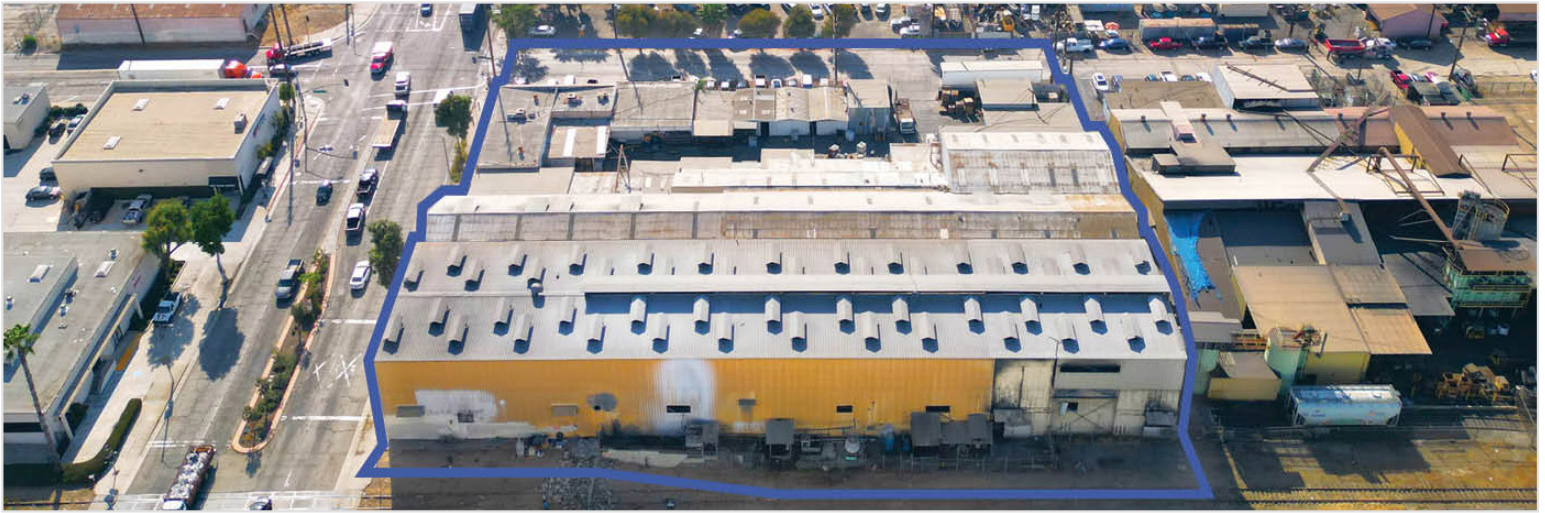
Agent | LIC NO 02091054

✉ [mbehr@lee-associates.com](mailto:mbehr@lee-associates.com)

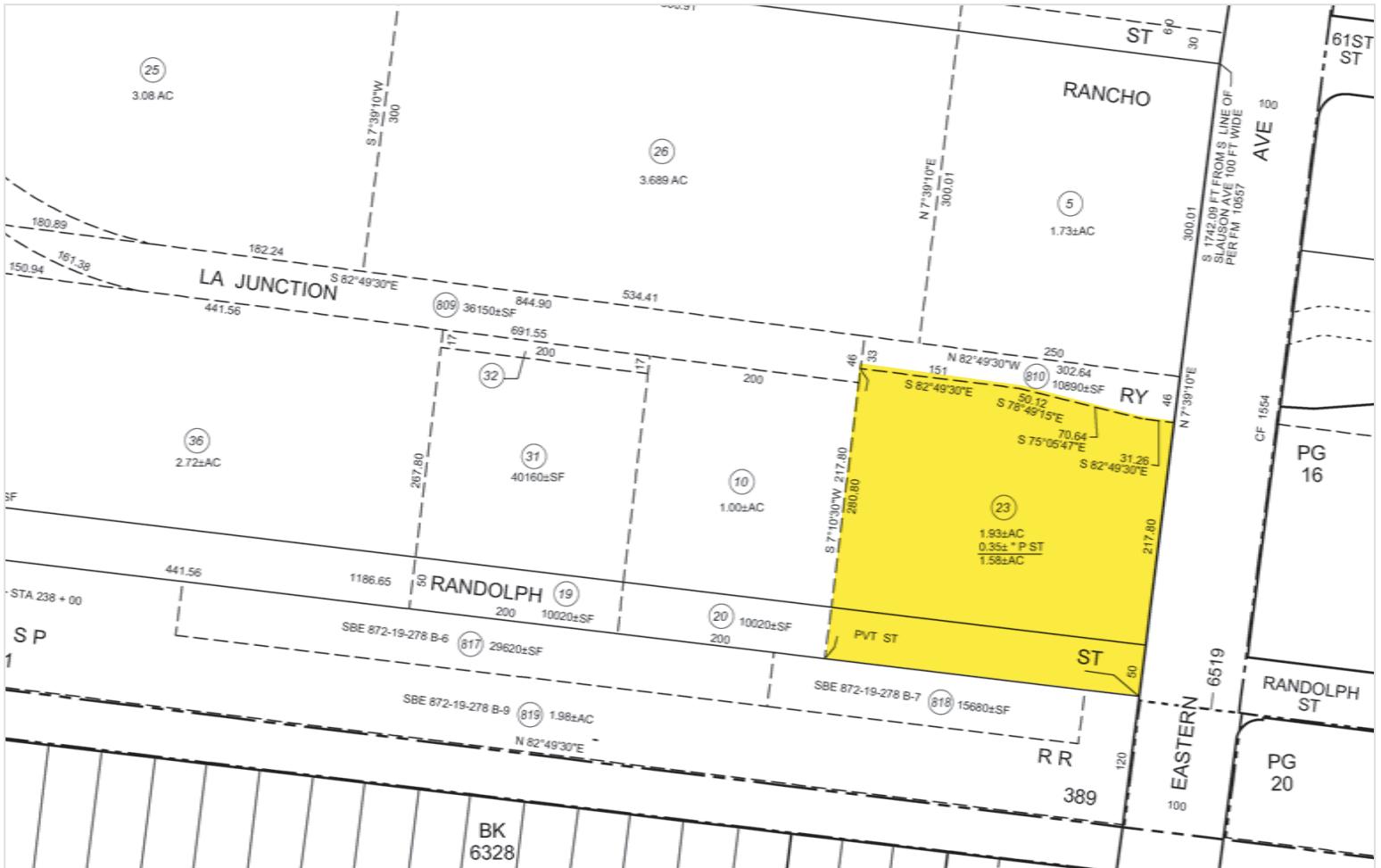
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## PARCEL MAP



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