

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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