

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

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|------------------|---|-------------------------|---------------------|-----------------------|-----------------|
| Lease Rate/Mo: | \$7,500 | Sprinklered: | No | Office SF / #: | 3,000 SF / 8 |
| Lease Rate/SF: | \$0.98 | Clear Height: | 10'- | Restrooms: | 6 |
| Lease Type: | Gross | GL Doors/Dim: | 2 / 10'x10' ; 8'x8' | Office HVAC: | Heat & AC |
| Available SF: | 7,650 SF | DH Doors/Dim: | 0 | Finished Ofc Mezz: | 0 SF |
| Minimum SF: | 7,650 SF | A: 400 V: 240 O: 3 W: 3 | | Include In Available: | No |
| Prop Lot Size: | POL | Construction Type: | Masonry | Unfinished Mezz: | 2,850 SF |
| Term: | 3-5 years w/periodic COLA's | Const Status/Year Blt: | Existing / 1950 | Include In Available: | Yes |
| Sale Price: | NFS | Whse HVAC: | No | Possession: | Now |
| Sale Price/SF: | NFS | Parking Spaces: | 2 / Ratio: 0.3:1/ | Vacant: | Yes |
| Taxes: | | Rail Service: | No | To Show: | Call broker |
| Yard: | Fenced/Paved | Specific Use: | Mixed Use | Market/Submarket: | Commerce/Vernon |
| Zoning: | CM/M1 | | | APN#: | 6335-016-018 |
| Listing Company: | Dorin Realty Company | | | | |
| Agents: | Mark Whitman 213-627-0007 | | | | |
| Listing #: | 43534131 | Listing Date: | 10/13/2025 | FTCF: | CB250N000S000 |
| Notes: | All details must be verified. | | | | |



Mark Whitman
mwhitman@dorinrealty.com
 213-627-0007