

FOR SALE or LEASE

5,865± S.F. Industrial/Service/Retail Facility



DORIN REALTY
COMPANY, INC.



5273-75 E. Washington Blvd., Commerce, CA 90040

Attractively Priced Property

Outstanding Opportunity for Service/Retail/Light Manufacturing

FEATURING:

- Heavy Power: 2 X200 = 400 Amps, 480 Volt, 3 Phase Electrical Service.
- Divisible: 4,365 S.F. / 1,500 S.F.
- Major Street Frontage
- Secure Fenced Rear Yard with Motorized Gate.
- Zoned: CM/M1

LOCATION:

- 3 Blocks East of the 710 Freeway Ramps
- 1 Block East of Atlantic Blvd.
- 1/2 Mile South of 5 Freeway Ramps
- Heavy Traffic Washington Blvd. Frontage
- Blocks from Commerce Civic Center

This Outstanding Property is Offered for:

\$1,295,000 (\$220/S.F.) • \$5,000/Month (\$.90 S.F.)



Contact exclusive agent:

Mark Whitman

Lic. No. 00918875

mwhitman@dorinrealty.com

213-627-0007 Ext 124

4555 Pacific Blvd., Vernon, CA 90058-2207

Industrial and Commercial Real Estate Specialists
Since 1959

www.dorinrealty.com

The information contained herein is from sources we believe to be reliable but, we do not guarantee its accuracy. All measurements & dimensions are approximations and are not to scale. Clients are encouraged to verify their accuracy.

5273-5275 E. Washington Blvd., Commerce, CA 90040



Sale Price: \$1,295,000.00
Sale Price/SF: \$221.56
Available SF: 5,845 SF
Prop Lot Size: 0.17 Ac / 7,500 SF
Taxes: \$6,160 / 2021
Yard: Fenced & Paved
Zoning: CM/M1

Sprinklered: No
Clear Height: 10'-13'
GL Door/Dim: (1) 6'x8'
DH Door/Dim: 0
Elec: A: 400 / V: 480 / O: 3 / W: 4
Construction Type: Concrete
Const. Status/ Year Built: Existing / 1955
Warehouse HVAC: No
Parking Spaces: 4
Parking Ratio: 07:1
Rail Service: No
Specific Use: Manufacturing

Office SF / #: 120 SF / 1
Restrooms: 3
Office HVAC:
Finished Off. Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: COE
Vacant: No
To Show: Call Broker
Market/Submarket: Commerce/Vernon

Listing Company Dorin Realty Company
Agent: Mark Whitman
213-627-0007

APN#: 6335-008-017
6335-008-016

Notes: Two (2) 200 amp, 480V, 3 Phase electrical services with good distribution. All details must be verified.



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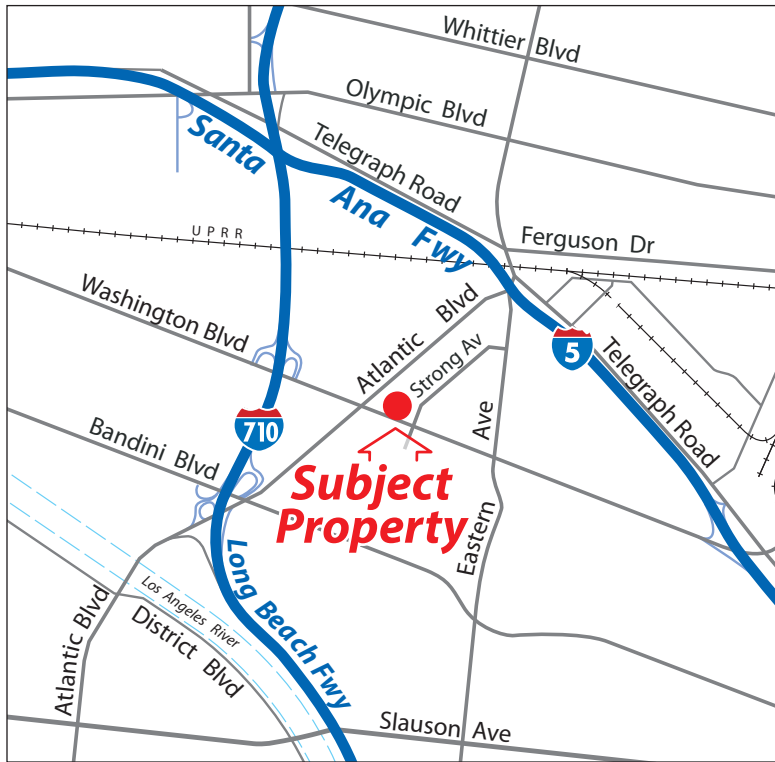
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