

Available SF 20,300 SF

Industrial For Sublease

Building Size 20,300 SF



Property Name: Oxford Business Park
Address: 6048 Triangle Dr, Commerce, CA 90040
Cross Streets: Dominion Circle/Triangle Drive

An X-lent Bldg in the Prestigious "Oxford Business Park"
 2 Dock-Hi and 1 Ground Level Loading
 20 Parking Spaces--20 Ft Ceiling
 5,500 SF of Completely Remodeled Quality Offices
 Immediate Access to the CA 5, 710, and 605 Freeways
 Sublease Through 5/31/2024

Lease Rate/Mo:	\$19,305	Sprinklered:	Yes	Office SF / #:	5,500 SF / 10
Lease Rate/SF:	\$0.95	Clear Height:	20'	Restrooms:	4
Lease Type:	Gross	GL Doors/Dim:	1 / 12'x14'	Office HVAC:	Heat & AC
Available SF:	20,300 SF	DH Doors/Dim:	2 / 20'x10'	Finished Ofc Mezz:	1,500 SF
Minimum SF:	20,300 SF	A: 200 V: 277/480 O: 3 W: 4		Include In Available:	Yes
Prop Lot Size:	0.74 Ac / 32,452 SF	Construction Type:	Brick	Unfinished Mezz:	0 SF
Term:	05/31/2024	Const Status/Year Blt:	Existing / 1981	Include In Available:	No
Sale Price:	NFS	Whse HVAC:		Possession:	30 Days
Sale Price/SF:	NFS	Parking Spaces: 20 / Ratio: 1.0:1		Vacant:	No
Taxes:	\$24,460 / 2020	Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Distribution	Market/Submarket:	Commerce/Vernon
Zoning:	M2			APN#:	6356-014-025

Listing Company: Magic Properties, Inc.
Agents: [Bryant T. Chung 213-748-8777](mailto:bryantchung@sbcglobal.net)

Listing #: 25228354 **Listing Date:** 10/13/2020 **FTCF:** CB225N000S000/A0AA

Notes: Text/Call Bryant @ 213-503-8007 for quicker showing. Immediate Access to the 5, 710, and 605 Freeways. Sublessor/Broker do not guarantee any information stated herein. Lessee must verify all information through independent investigation.



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