

6100 BANDINI BLVD

COMMERCE • CA 90040

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE



FOR LEASE
±167,990 SF INDUSTRIAL BUILDING
ON ±263,608 SF OF LAND



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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Lee & Associates | Downtown Los Angeles
CORP ID 02174865

1201 N Main St
Los Angeles, CA 90012

LEE-ASSOCIATES.COM/DOWNTOWNLA | TEAM-CLINE.COM

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PROPERTY HIGHLIGHTS



Central Commerce
Location



Easy Access to the
5 Fwy & 710 Fwy



8000 Amps
of Power



Warehouse Fully
Air Conditioned



Possibly
Divisible

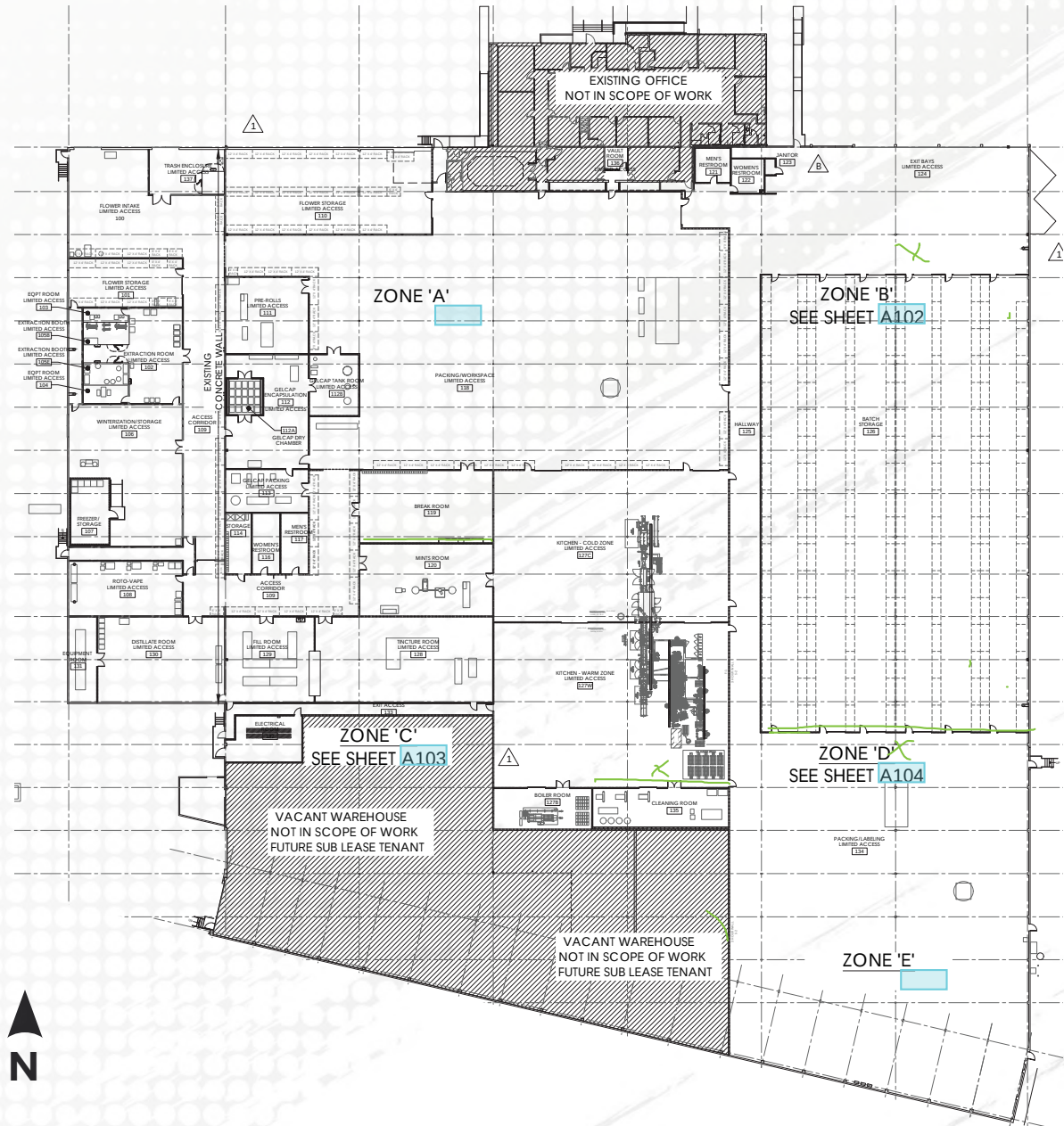
6100 Bandini Boulevard offers ±167,900 SF of industrial space on ±264,464 SF of land in a central Commerce location. The facility features heavy power, a fully air-conditioned warehouse, 17 dock-high and 3 ground-level doors, plus a fenced and paved yard. With convenient access to the 5 and 710 Freeways, the property is well suited for manufacturing, distribution, or warehousing operations.

ASKING RATE | \$209,988/Mo (\$1.25 PSF/Mo) GRS

PROPERTY INFORMATION

Available SF	±167,990 SF
Prop Lot Size	±263,608 SF
Office Size	±10,000 SF
APN	6332-011-001
Zoning	M2
Year Built	1956 (R2020)
Construction Type	Tilt Up
Yard	Fenced / Paved
Restrooms	7
Clear Height	16'-20'
GL / DH Doors	3 GL / 17 DH
Sprinklered	Yes
Power	A: 8000 V: 277/480 Ø: 3 W: 4
Term	3-5 Years
Possession Date	Now
Vacant	Yes
Market/Submarket	Commerce/Vernon

PROPERTY SITE PLAN



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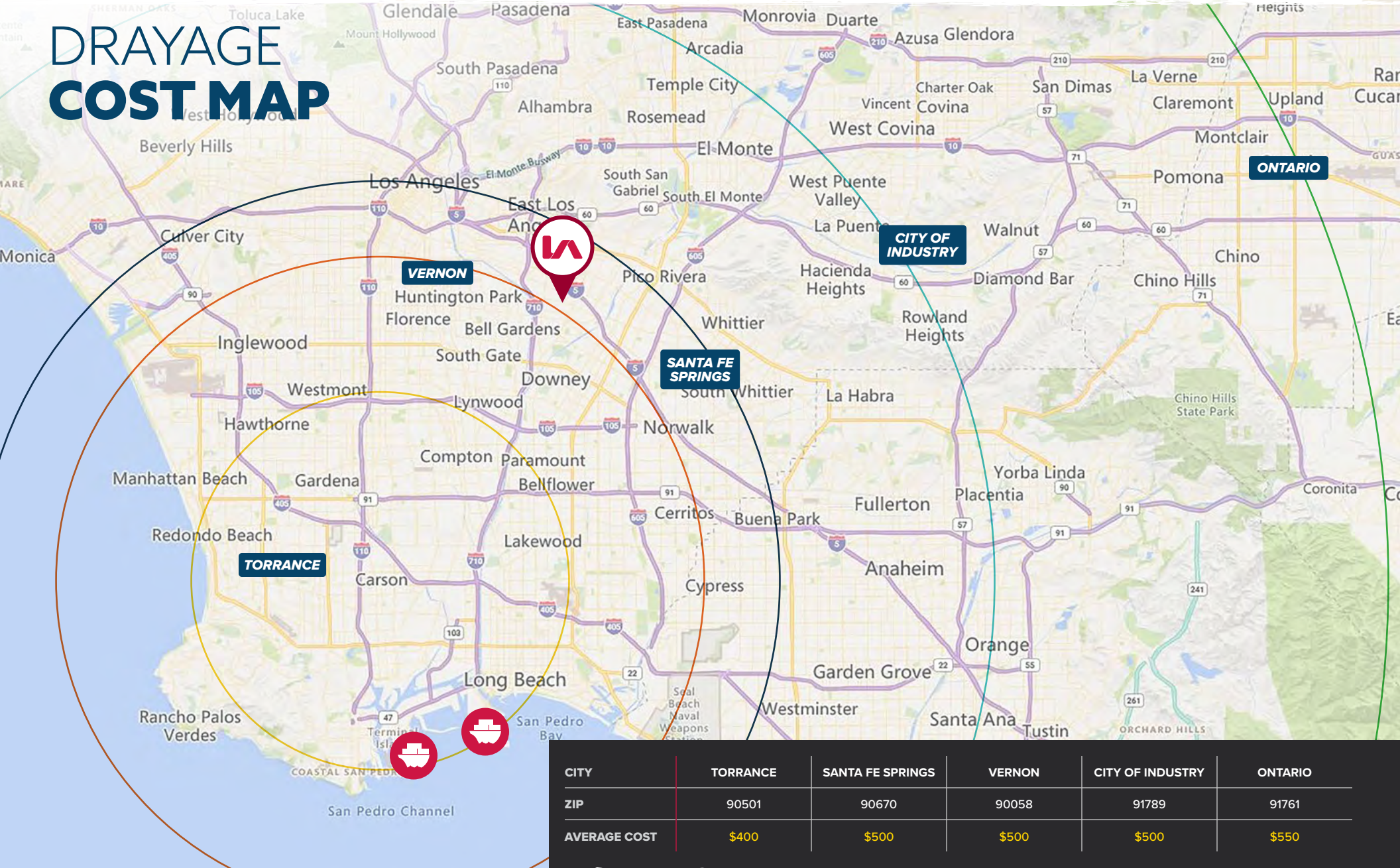


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DRAYAGE COST MAP



For More Information,
Please Contact ►

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.