

1363 S BONNIE BEACH PLACE

1363 S Bonnie Beach Pl
COMMERCE, CA

AVAILABLE FOR LEASE
154,425 SQ. FT.



**Highly Competitive Lease Rate
– Now Only \$0.89/SF Modified Gross**

1363 S BONNIE BEACH PLACE

COMMERCE, CA, 90023

154,425 SF

TOTAL BUILDING SIZE

\$0.89/SF

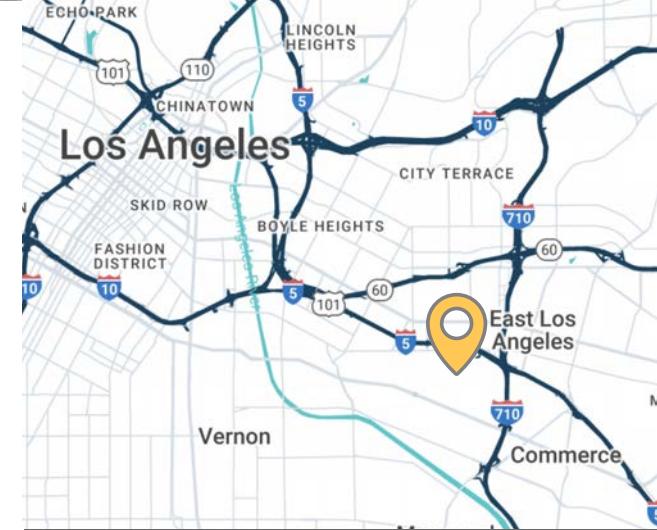
MODIFIED GROSS

360° ACCESS

DRIVE AROUND

This newly renovated and well-maintained facility features a flexible office layout, heavy power supply, 11 dock-high positions, and abundant secured parking

Total Building Size	154,425 SF
Office Space	20,000 SF (Optional Reduction)
Mezzanine	14,000 SF Finished
Loading	11 Dock-High, 2 Grade-Level
Power	1,200 Amps, 120/208V, 3-Phase
Clear Height	16' – 24'
Parking	500 Spaces
Zoning	M2 (Heavy Industrial)
Sprinkler System	Yes



- ✓ Prime Location with Immediate Freeway Access
- ✓ Newly Renovated Facility with Flexible Office Options
- ✓ 11 Dock-High Loading Positions & 2 Grade-Level Ramps
- ✓ Heavy Power Supply Ideal for Manufacturing & Distribution
- ✓ Secure Fenced Yard with Abundant On-Site Parking

CONTACT THE LEASING TEAM FOR A PRIVATE TOUR & ADDITIONAL INFORMATION:

MARK WHITMAN | DORIN REALTY, INC

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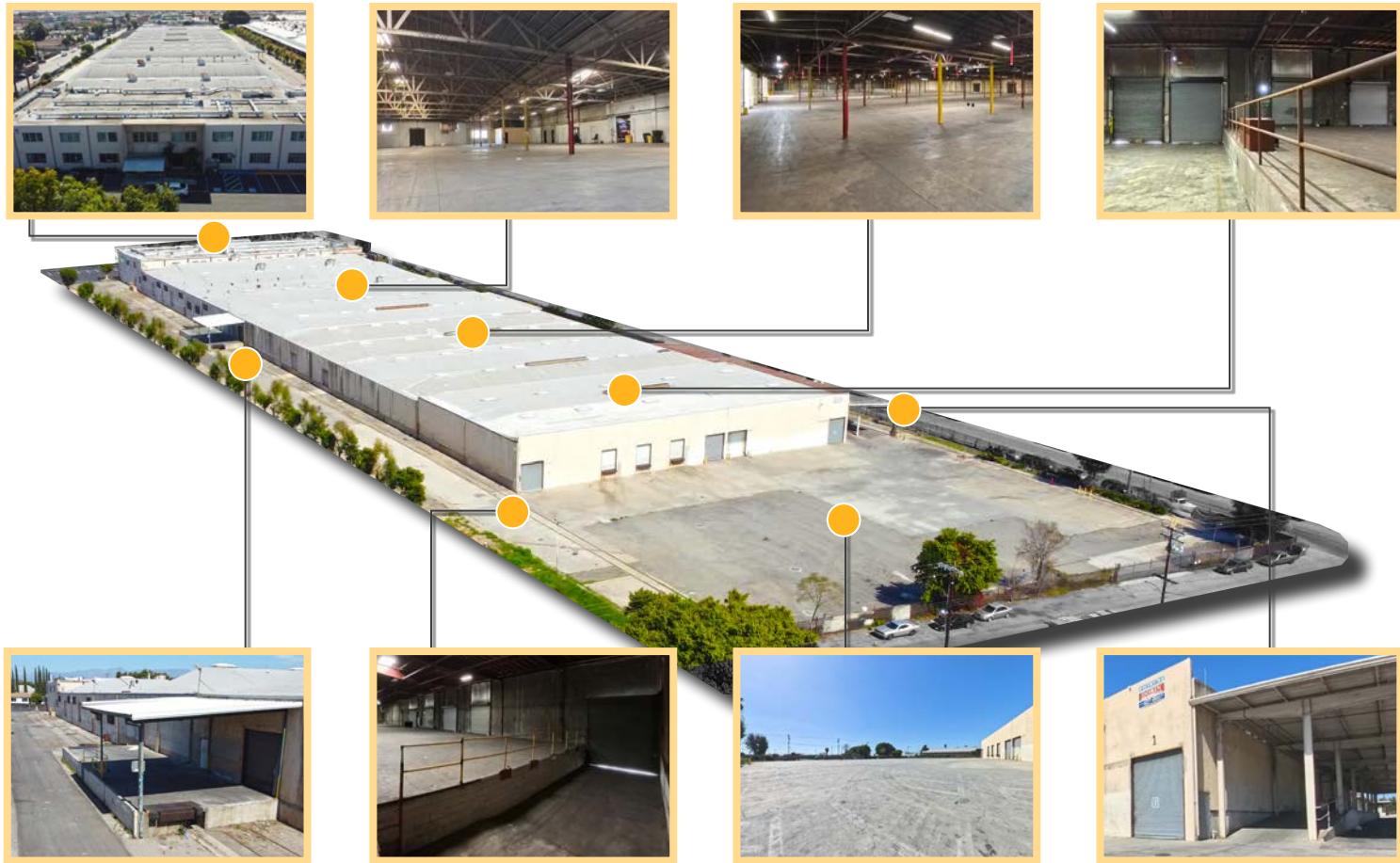
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COMMERCE, CA

AVAILABLE FOR LEASE
154,425 SQ. FT.

INDUSTRIAL HQ WITH HIGH POWER, HIGH EFFICIENCY, HIGH CAPACITY



1363 S BONNIE BEACH PL, COMMERCE, CA COMPETITIVE ADVANTAGES

- ✓ **11 Dock-High Doors for Logistics Efficiency**
- ✓ **Drive-Around Access with Multiple Entry Points**
- ✓ **Heavy Power: 1,200 Amps | 120/208V | 3-Phase**
- ✓ **2 Grade-Level Ramps for Efficient Loading**
- ✓ **Fully Sprinklered with Fire Suppression System**
- ✓ **Roof-Mounted HVAC for Climate Control**



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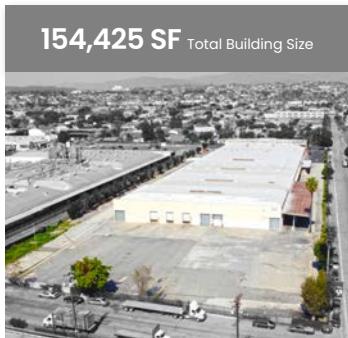
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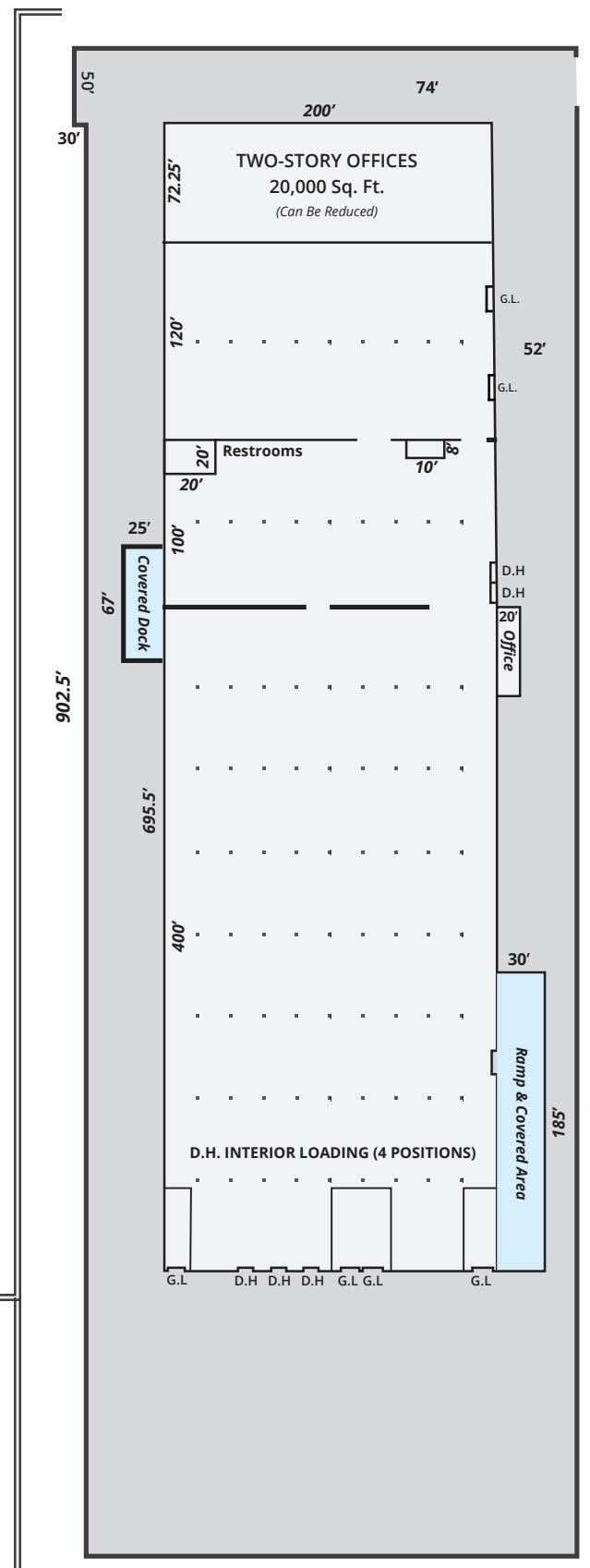
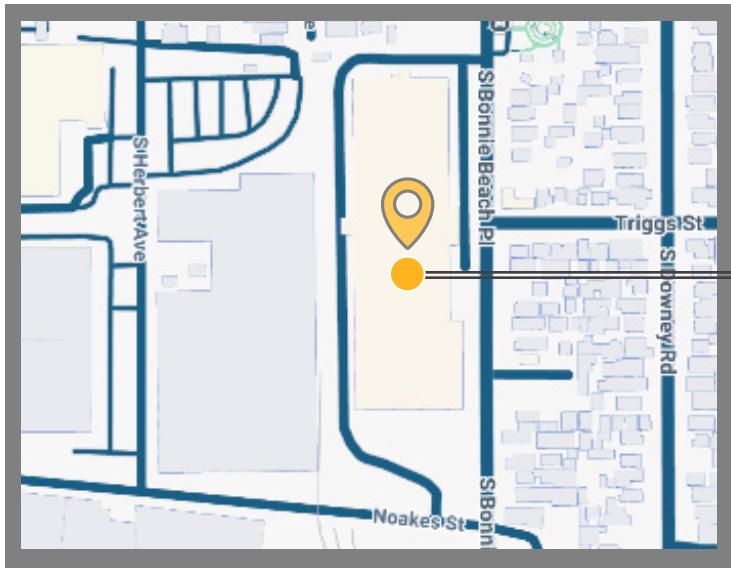
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1363 S Bonnie Beach Pl
COMMERCE, CA

AVAILABLE FOR LEASE
154,425 SQ. FT.



Total Building Size	154,425 SF
Lease Rate	\$0.89/SF Modified Gross
Lot Size	6.98 Acres (304,049 SF)
Office Space	20,000 SF (Optional Reduction)
Mezzanine	14,000 SF Finished
Loading	11 Dock-High, 2 Grade-Level
Power	1,200 Amps, 120/208V, 3-Phase
Clear Height	16' - 24'
Parking	500 Spaces 3.3:1 Ratio Secure, Fenced Yard
Zoning	M2 (Heavy Industrial)
Sprinkler System	Yes
Regional Access	Immediate Access to I-5 & I-710 Freeways, and SR-60
Local Access	Multiple Street Access – Industrial "Drive Around" Layout



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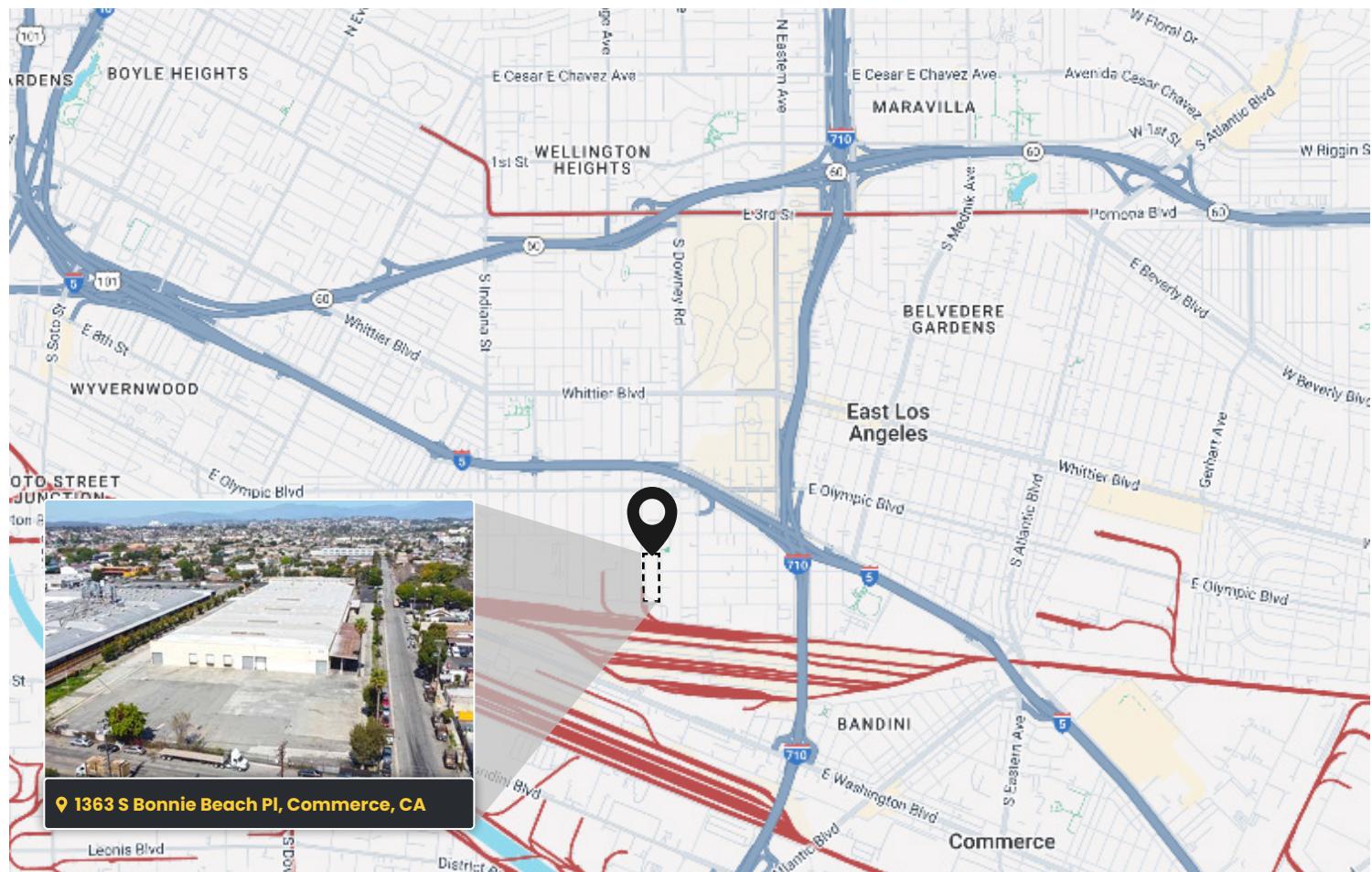
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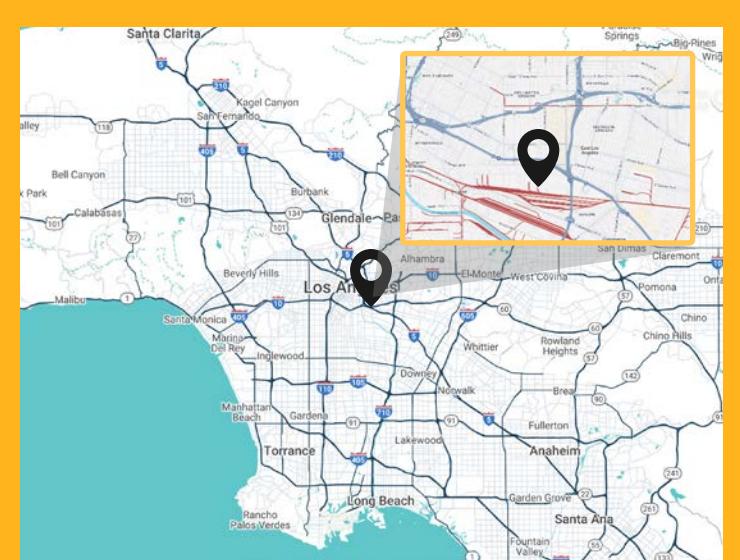
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ACCESS TO DISTRIBUTION HUBS, PORTS, RAIL LINES, AND LOGISTICS NETWORKS



1363 S. BONNIE BEACH PLACE | COMMERCE, CA A LOGISTICS & DISTRIBUTION POWERHOUSE

- ✓ Located in Commerce, CA, a premier industrial submarket near Downtown Los Angeles
- ✓ Freeway hub proximity allows rapid transportation routes across Southern CA
- ✓ Immediate access to major freeway arteries (I-5, I-710, I-10, & SR-60)
- ✓ Commerce is home to some of the largest e-commerce, retail, and logistics companies, making it an ideal location for industrial users looking to optimize regional supply chains.



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