

FOR SUBLEASE

# 6465

## CORVETTE ST

COMMERCE • CA 90040



**±21,120 SQ. FT. INDUSTRIAL BUILDING**



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### PROPERTY HIGHLIGHTS

- ±21,120 SF Concrete Warehouse
- Fenced Yard for Cars & Trailers
- 4 Dock High Loading Doors, 1 Ground Level Ramp
- 2,000 Amps 3 Phase Power
- 14' High at Truss, 24' at Center of Roof
- Bow-Truss Roof with Skylights, Foil Insulation, Sprinklers
- ±3,200 SF Air-Conditioned Offices
- Sublease Through 9/30/2027
- Can Be Vacated in Approximately 2 Weeks

### PRICING SUMMARY

SUBLEASE RATE

**\$30,000/MO GRS**

(\$1.42 PSF/MO GRS)

Tenant should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, sprinkler capacity, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Tenant's product weight and product types and use, etc. Tenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Sprinkler/Racking Consultant, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Tenant in order for Tenant to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to waiver of any contingencies for a purchase. Broker also advises Tenant to obtain any required use permits and business licenses prior to waiver of Tenant contingencies and have their Attorney review any Purchase Contract prior to execution.

**Matthew Artukovich**

Principal | LIC NO 01188251

**323.767.2033**

**[martukovich@lee-associates.com](mailto:martukovich@lee-associates.com)**

**Jim Halferty**

Principal | LIC NO 01212024

**323.767.2113**

**[jhalferty@lee-associates.com](mailto:jhalferty@lee-associates.com)**







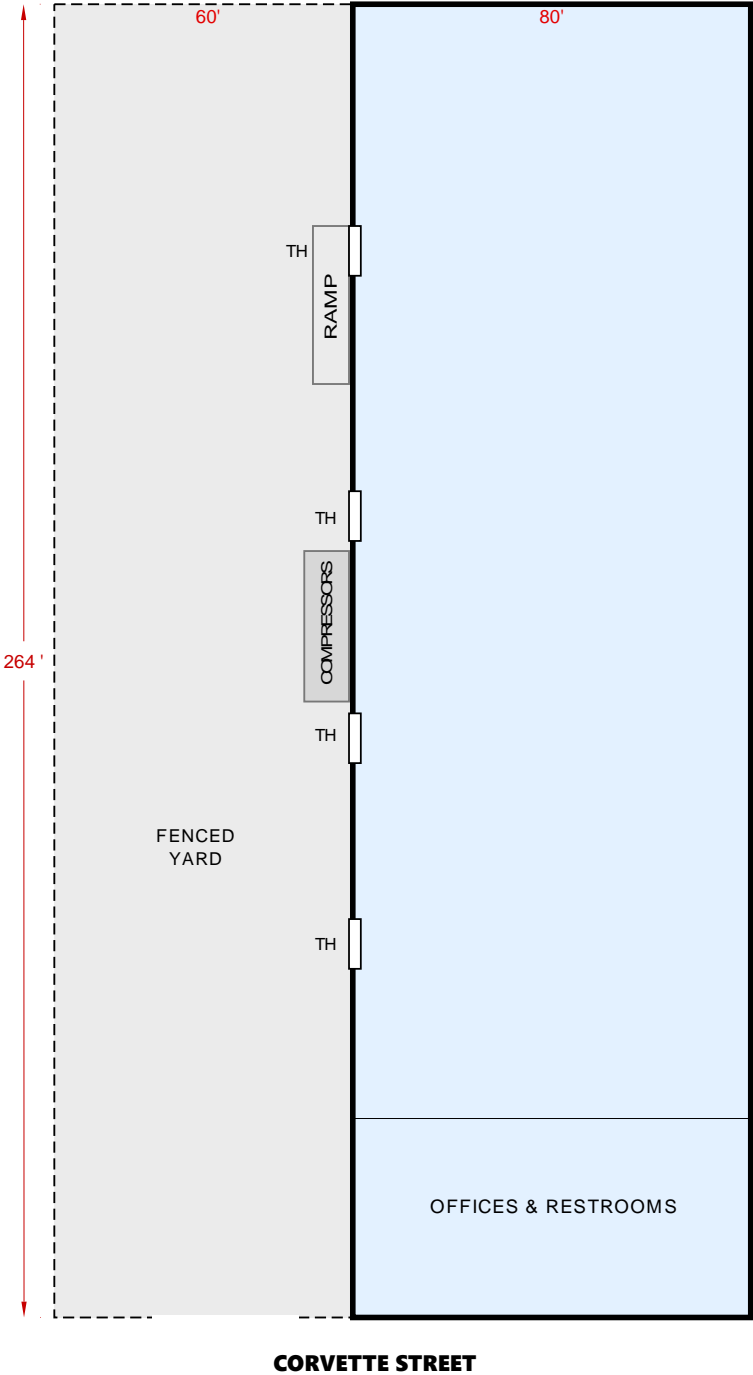
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SITE PLAN



CORVETTE STREET

NOTE: Drawing not to scale. All measurements and sizes are approximate and must be verified by tenant.

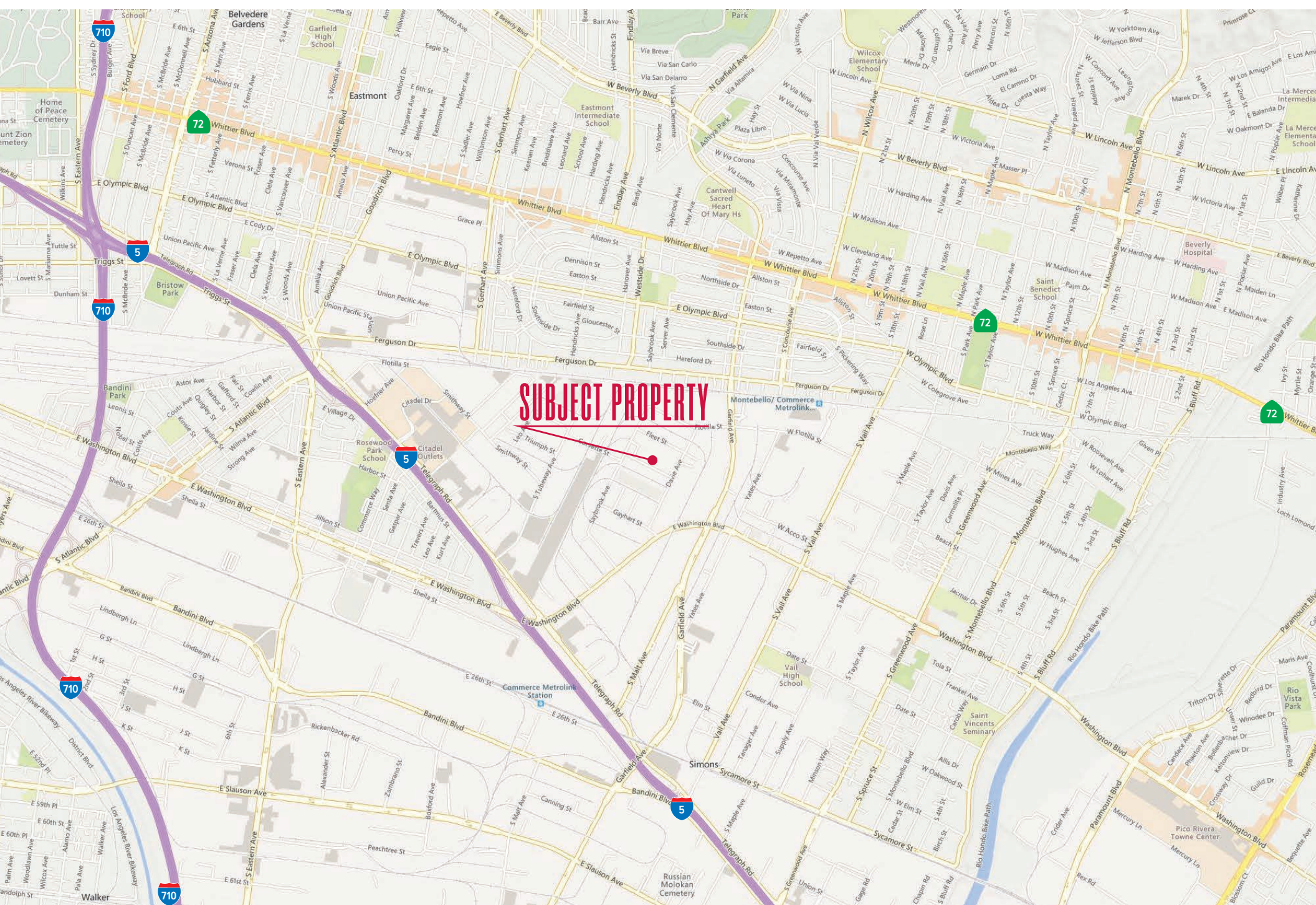


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[jhalferty@lee-associates.com](mailto:jhalferty@lee-associates.com)

CRISTAL MATERIALS, INC.  
6465 Corvette Street  
Commerce, CA 90040  
323-752-2026 | 323-855-1688