

INDUSTRIAL FOR  
**SALE**

**±39,873<sup>SF</sup> OF BUILDINGS ON ±84,184<sup>SF</sup> OF LAND**  
6155 S EASTERN AVE | COMMERCE, CA 90040

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



#### PROPERTY HIGHLIGHTS

- PRICED AT LAND VALUE!
- Manufacturing Facility on 84,184 S.F. of Land
- Highly Desirable Location - **IN OPPORTUNITY ZONE!**
- 40'+ Clear Section for Large-Scale Manufacturing
- Clear-Span Warehouse Runs - Multiple Cranes
- Existing Heavy Power - 3,000A @ 480V (Verify)
- Ideal for Owner/User Mnf. or Redevelopment
- Immediate 5, 710, & 605 Freeway Accessibility
- Can Be Delivered Vacant at Close of Escrow
- Parcel Map Shows Easement(s) - Buyer to Confirm

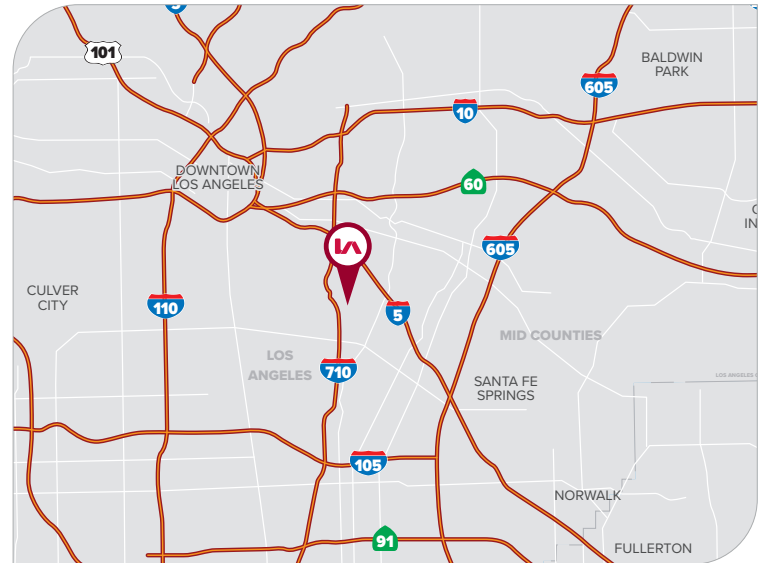
#### PROPERTY SUMMARY

**BUILDING SIZE**

**±39,873 SF** (Per Assessor)

**LAND SIZE**

**±84,184 SF** (Per Assessor)



#### PRICING SUMMARY

**SALE PRICE**

**\$7,500,000**  
**(\$89/SF of Land)**

FOR MORE INFORMATION, PLEASE CONTACT



**TONY NAPLES**

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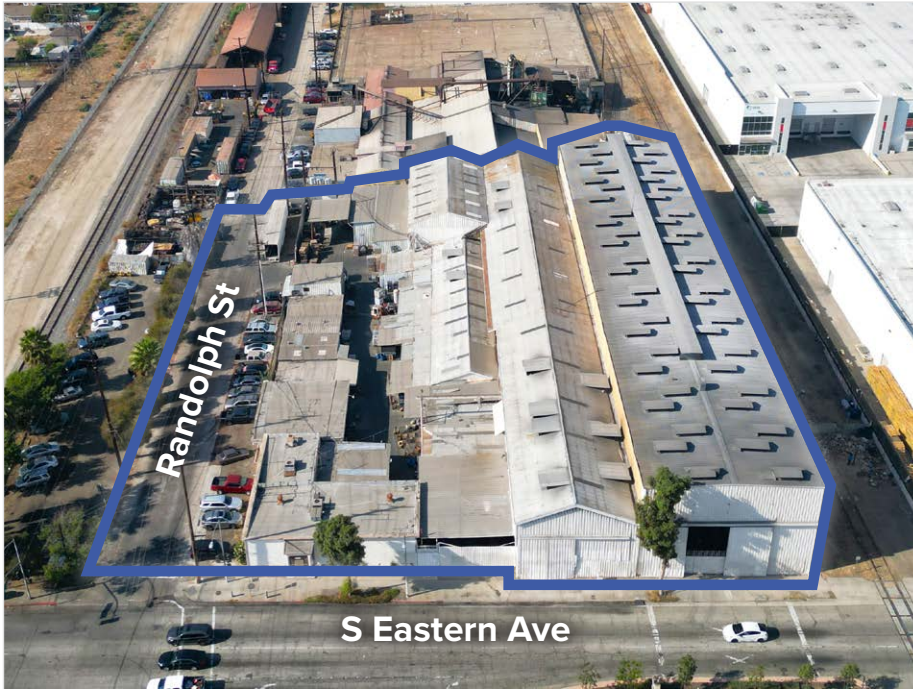
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**PROPERTY SUMMARY**

<b>TOTAL BUILDING SF</b>	±39,873 SF (Assessor)
<b>TOTAL LAND SF</b>	±84,184 SF (Assessor)
<b>EXISTING STRUCTURES</b>	±55,000 SF (Verify)
<b>OFFICES / RR</b>	±3,927 SF / 5 RR
<b>CLEAR HEIGHT</b>	14' - 40' (Mixed)
<b>LOADING DOORS</b>	5 Ground Level Doors
<b>POWER</b>	3,000 A @ 480V - 3ph
<b>CRANES</b>	±6 - Up to 25-Ton (Verify)
<b>CONSTRUCTION</b>	Metal / Wood Frame
<b>SPRINKLERED</b>	No
<b>YEAR BUILT</b>	1940 - 1967
<b>APN</b>	6332-014-023
<b>FRONTAGE</b>	Eastern Ave & Randolph St.
<b>ZONING</b>	CM-M2*
<b>CURRENT USE</b>	Industrial/Manufacturing



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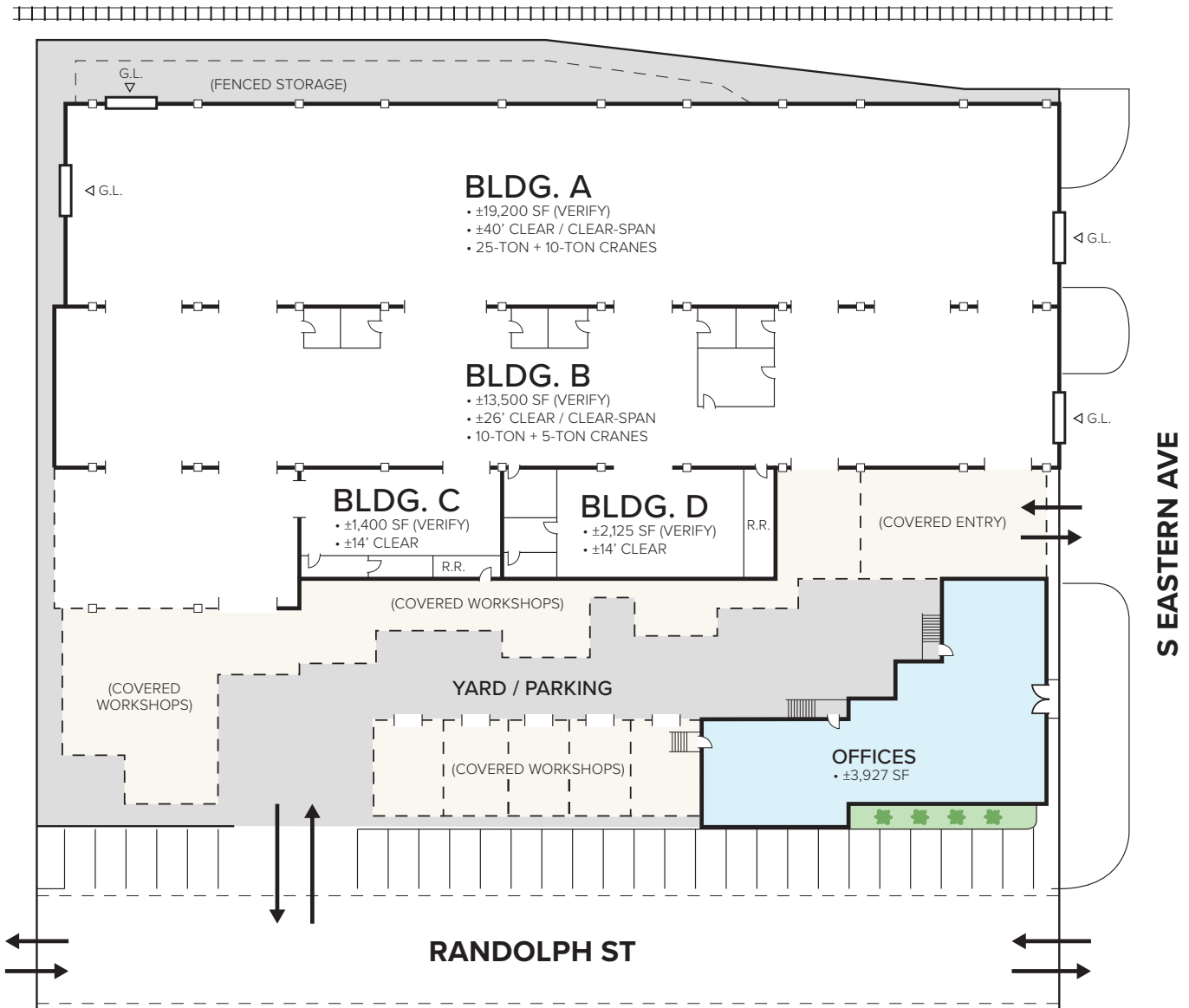
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**SITE PLAN**

**BNSF RAILROAD**



BUILDING DETAILS	
<b>OFFICE</b>	±3,927 SF (Assessor)
<b>WAREHOUSES</b>	±35,946 SF (Assessor)
<b>"BONUS" STRUCTURES</b>	±15,000 SF (Verify)
<b>TOTAL STRUCTURES</b>	<b>±55,000 SF (Verify)</b>
<b>TOTAL LAND</b>	<b>±84,184 SF (Assessor)</b>

\* Not to scale.  
\* Buyer to verify all details contained herein.

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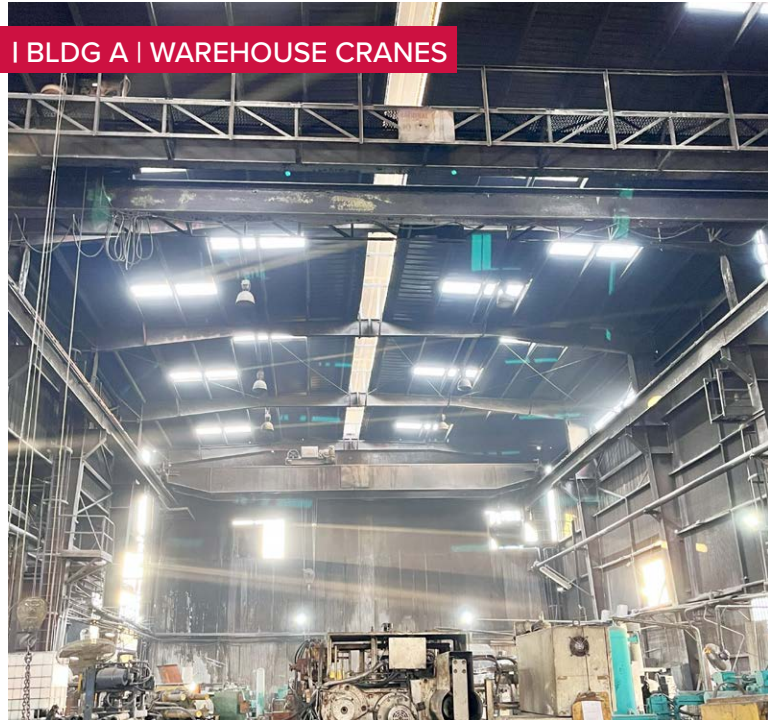
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I BLDG A | WAREHOUSE



I BLDG A | WAREHOUSE CRANES



I BLDG B | WAREHOUSE



I BLDG B | WAREHOUSE



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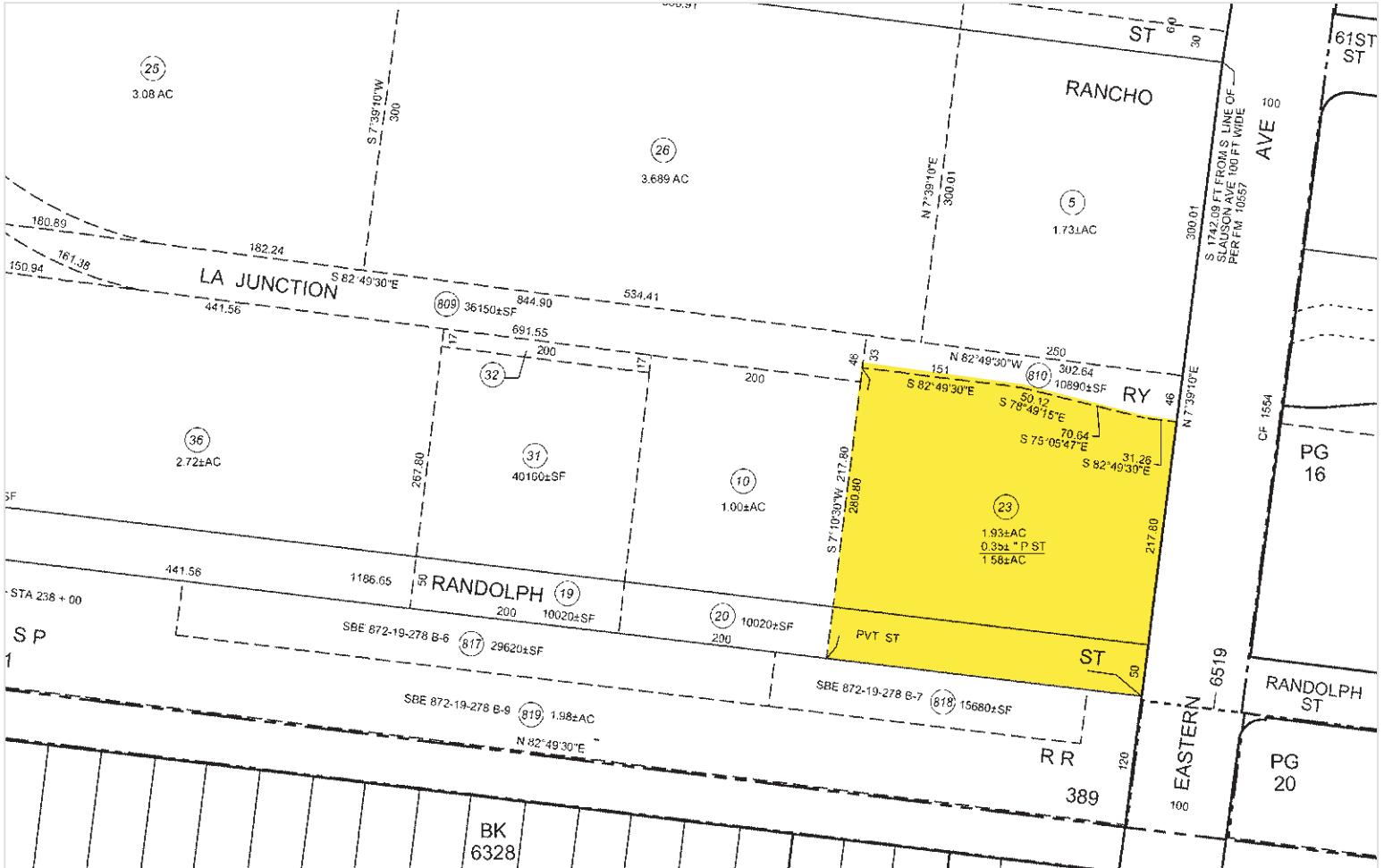
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**PARCEL MAP**



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