

OFFERED IN THE CITY OF COMMERCE

RARE OPPORTUNITY:
INVESTOR OR OWNER-USER POTENTIAL



5946 E WASHINGTON BLVD. COMMERCE, CA 90040

Centrally positioned in one of LA's most in-demand
industrial submarkets

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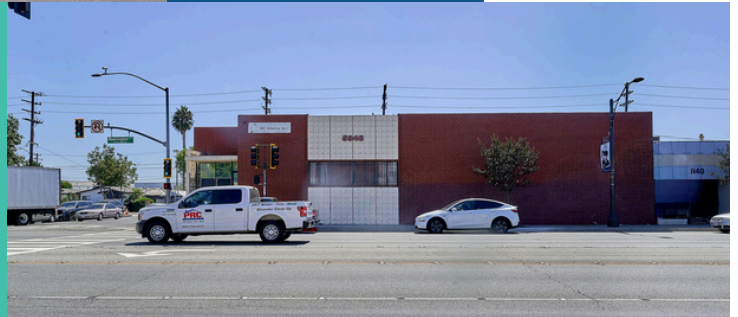
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PROPERTY FEATURES

- ✓ $\pm 7,200$ SF
- ✓ $\pm 8,942$ SF lot
- ✓ Just off I-5 Freeway
- ✓ M1 – City of Commerce
- ✓ Solid 1959 build
- ✓ Single dock-high loading door



INCOME-PRODUCING INDUSTRIAL ASSET IN ONE OF LA'S TIGHTEST SUBMARKETS WITH ROOM FOR VALUE-ADD.



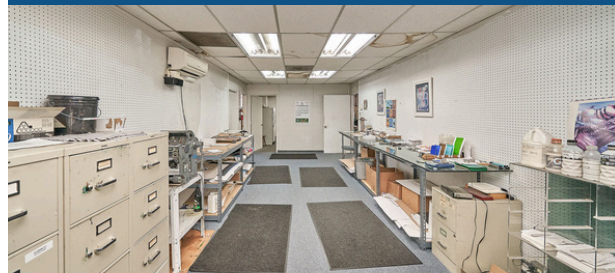
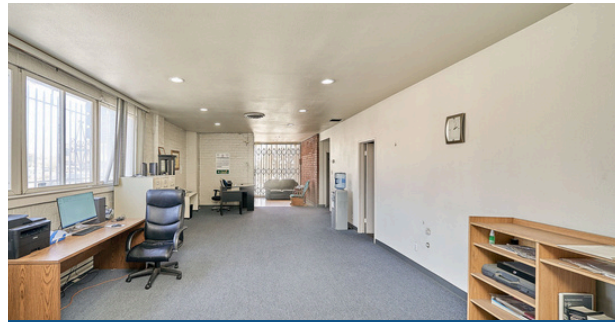
INVESTMENT & USER OPPORTUNITY:

- Tenant Stability: Long-term tenant (commercial printing supplier)
- Lease Term: Through October 2028 with annual escalations
- Income Security: Steady cash flow for investors
- Owner-User Flexibility: Tenant open to early move-out — rare chance for earlier occupancy

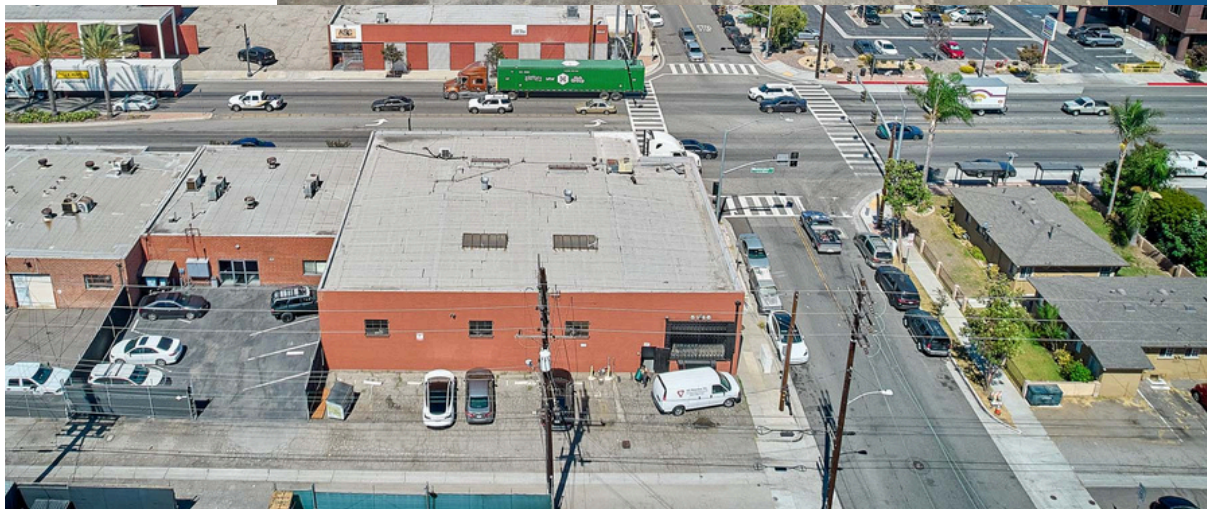
WHY THIS PROPERTY?

- Prime location in one of LA's tightest industrial submarkets
- Dual appeal: Investor-grade income stability + Owner-user opportunity
- Excellent accessibility and functionality for distribution, logistics, or light manufacturing
- Long-term appreciation potential in a high-demand Commerce corridor

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**FREESTANDING
INDUSTRIAL WITH DOCK-
HIGH LOADING – READY
FOR THE NEXT CHAPTER**



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