

6560

BANDINI BLVD
COMMERCE, CA 90040

PRICE REDUCED!

LEASE RATE: \$1.15 PSF/MO GRS



BANDINI BLVD

For Lease

±62,350 SQ. FT. INDUSTRIAL BUILDING

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

IG BACCI • TSAPARIAN • GORMLY
INDUSTRIAL GROUP



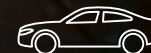
Property HIGHLIGHTS



Easy Santa Ana (5)
Freeway Access



Large Fenced Yard



±106 Car Parking



Rail - Possible

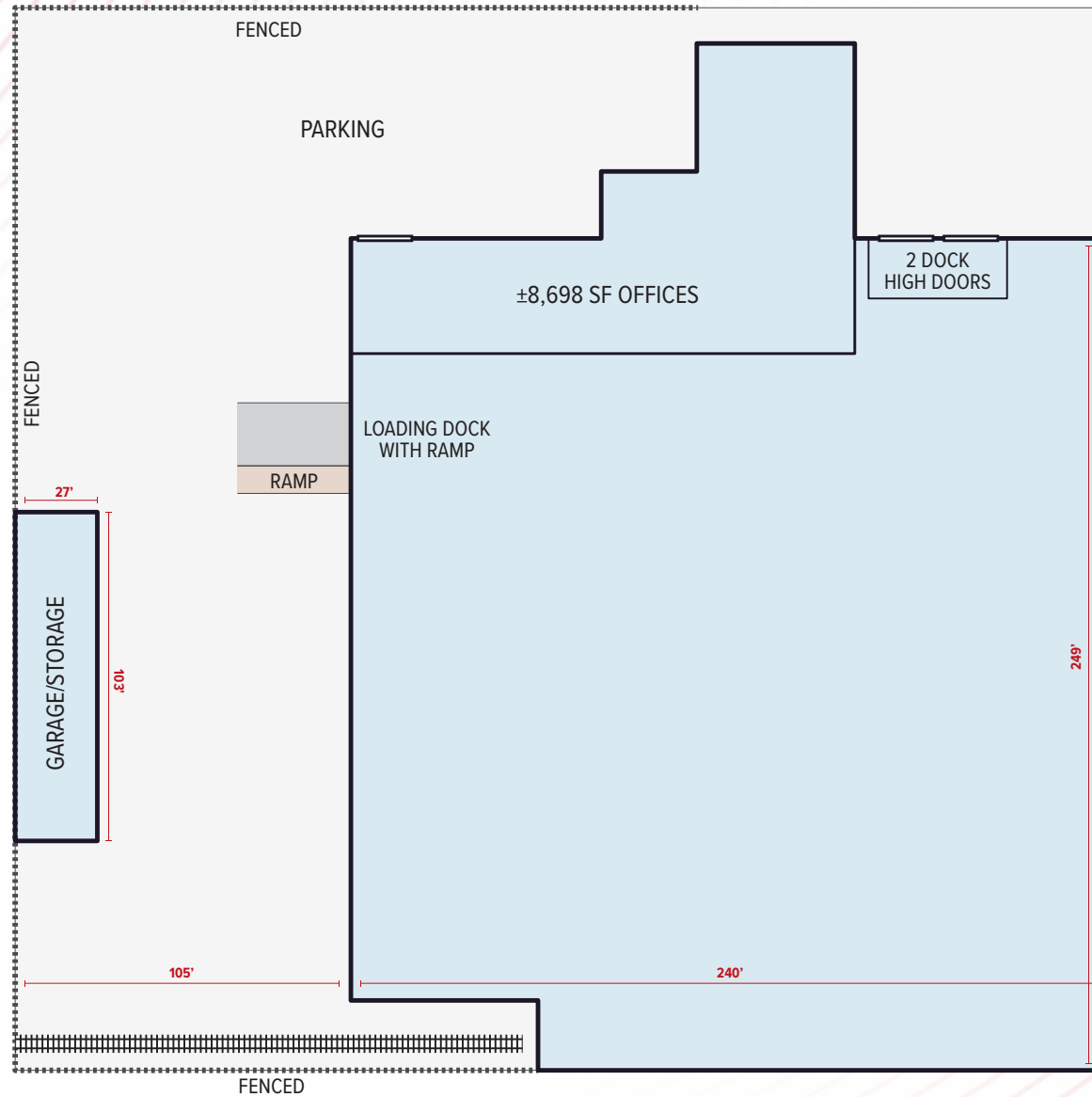


10-Car Executive Garage
or Storage Area

Pricing SUMMARY

Lease Rate: \$71,702/Mo GRS
($\$1.15$ PSF/Mo GRS)

BANDINI BLVD



SITE PLAN

NOTE: Drawing not to scale. All measurements and sizes are approximate.

800

E. 14TH
PLACE

AVAILABLE SIZE

±62,350 SF

PARCEL NO

6332-008-002

USE

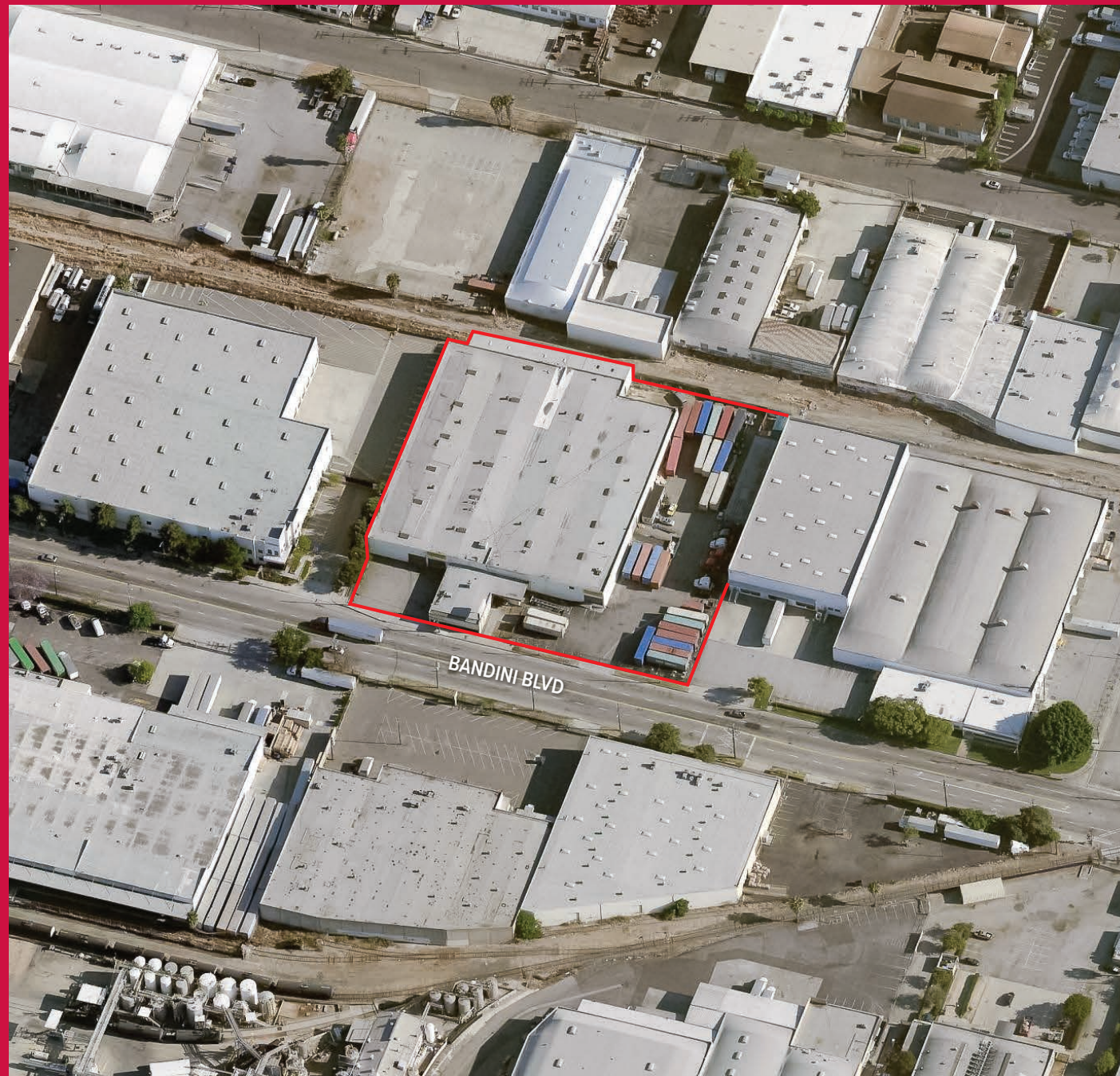
Warehouse/Distribution

ZONING

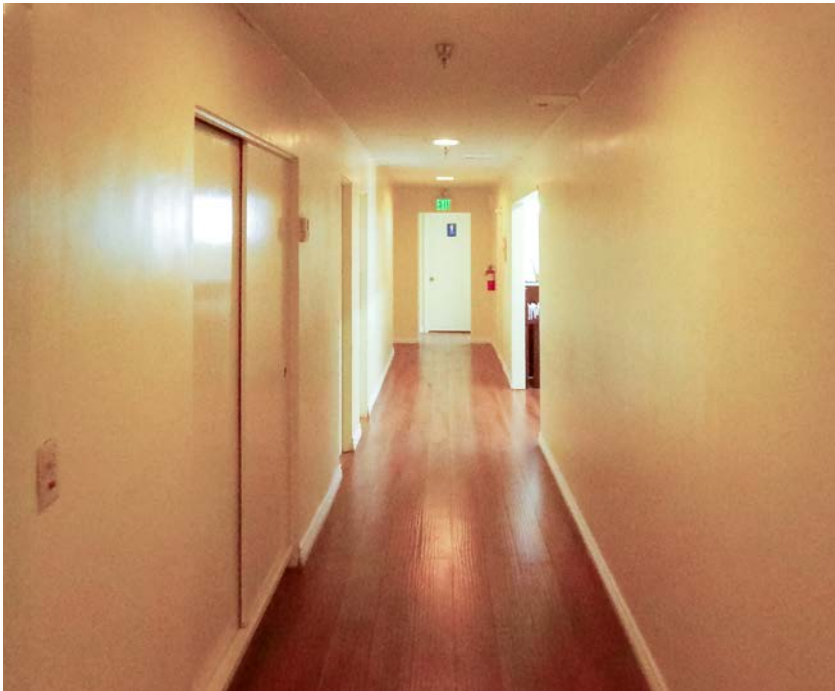
M2 CM

YEAR BUILT

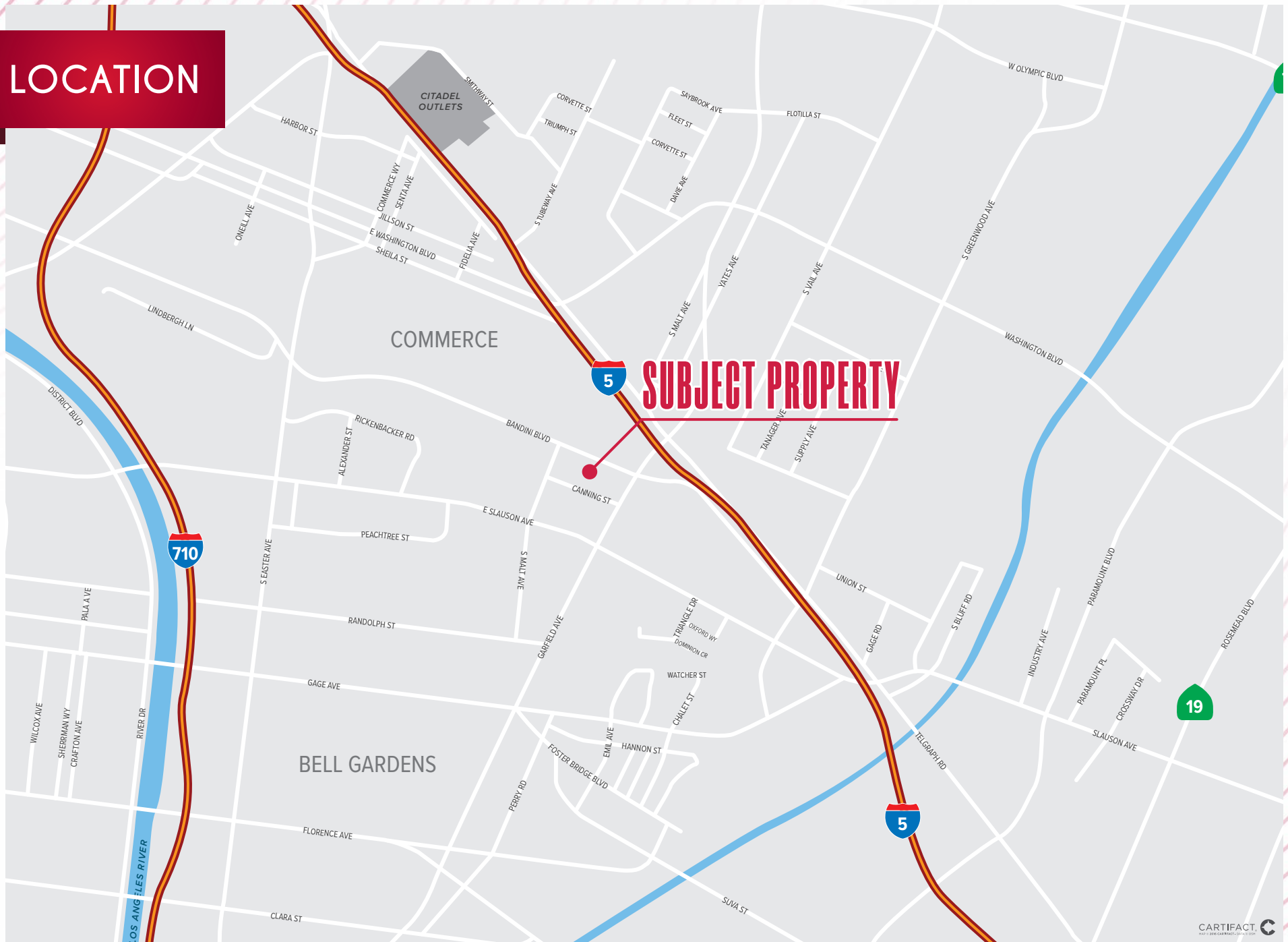
1919



Property
PHOTOS



LOCATION



Central Los Angeles

Base: 247,058,866 SF
Vacancy Rate: 6.9%
Availability Rate: 8.5%
Direct Asking Rate: \$1.37 PSF
Overall Asking Rate: \$1.34 PSF
Median Price/Bldg SF: \$246.00
Median Price/Land SF: \$164.53

San Gabriel Valley

Base: 179,116,600 SF
Vacancy Rate: 5.8%
Availability Rate: 6.5%
Direct Asking Rate: \$1.44 PSF
Overall Asking Rate: \$1.39 PSF
Median Price/Bldg SF: \$276.43
Median Price/Land SF: \$110.20

Rancho Cucamonga
\$825

Rialto
\$894

San Bernardino
\$916

Redlands
\$939

SAN BERNARDINO COUNTY

60 Miles

70 Miles

City of Industry
\$735



Ontario
\$825

Fontana
\$894

Colton
\$916

Riverside
\$871

Moreno Valley
\$939

Inland Empire West

Base: 370,100,326 SF
Vacancy Rate: 5.3%
Availability Rate: 9.7%
Direct Asking Rate: \$1.07 PSF
Overall Asking Rate: \$1.00 PSF
Median Price/Bldg SF: \$316.50
Median Price/Land SF: \$130.62

Inland Empire East

Base: 315,907,788 SF
Vacancy Rate: 9.4%
Availability Rate: 14.1%
Direct Asking Rate: \$1.01 PSF
Overall Asking Rate: \$0.90 PSF
Median Price/Bldg SF: \$289.00
Median Price/Land SF: \$71.51

Mid Counties

Base: 115,001,098 SF
Vacancy Rate: 7.8%
Availability Rate: 10.8%
Direct Asking Rate: \$1.49 PSF
Overall Asking Rate: \$1.46 PSF
Median Price/Bldg SF: \$356.04
Median Price/Land SF: \$131.04

ORANGE COUNTY

Corona
\$803

Orange County

Base: 233,044,878 SF
Vacancy Rate: 5.7%
Availability Rate: 8.7%
Direct Asking Rate: \$1.55 PSF
Overall Asking Rate: \$1.51 PSF
Median Price/Bldg SF: \$357.85
Median Price/Land SF: \$146.34

RIVERSIDE COUNTY

Marietta

South Bay

Base: 196,208,583 SF
Vacancy Rate: 5.3%
Availability Rate: 8.7%
Direct Asking Rate: \$1.61 PSF
Overall Asking Rate: \$1.59 PSF
Median Price/Bldg SF: \$287.74
Median Price/Land SF: \$144.40



LOS ANGELES COUNTY

Vernon
\$666

Commerce
\$690

Compton
\$644

Santa Fe Springs
\$742

Buena Park
\$690

Carson
\$622



Torrance
\$613



Q1 2025 LA BASIN MARKET
SUMMARY & DRAYAGE MAP

DEMOGRAPHICS



POPULATION

5 Miles	10 Miles	15 Miles	20 Miles
675,073	3,010,984	6,055,104	8,468,559



AVERAGE HH INCOME

5 Miles	10 Miles	15 Miles	20 Miles
\$100,965	\$104,249	\$118,881	\$132,582



EMPLOYEES

5 Miles	10 Miles	15 Miles	20 Miles
245,529	1,040,260	2,317,862	3,577,031

DRIVING DISTANCE FROM PROPERTY

DTLA: 9 MILES

KOREATOWN: 12 MILES

WEST HOLLYWOOD: 18 MILES

CULVER CITY: 17 MILES

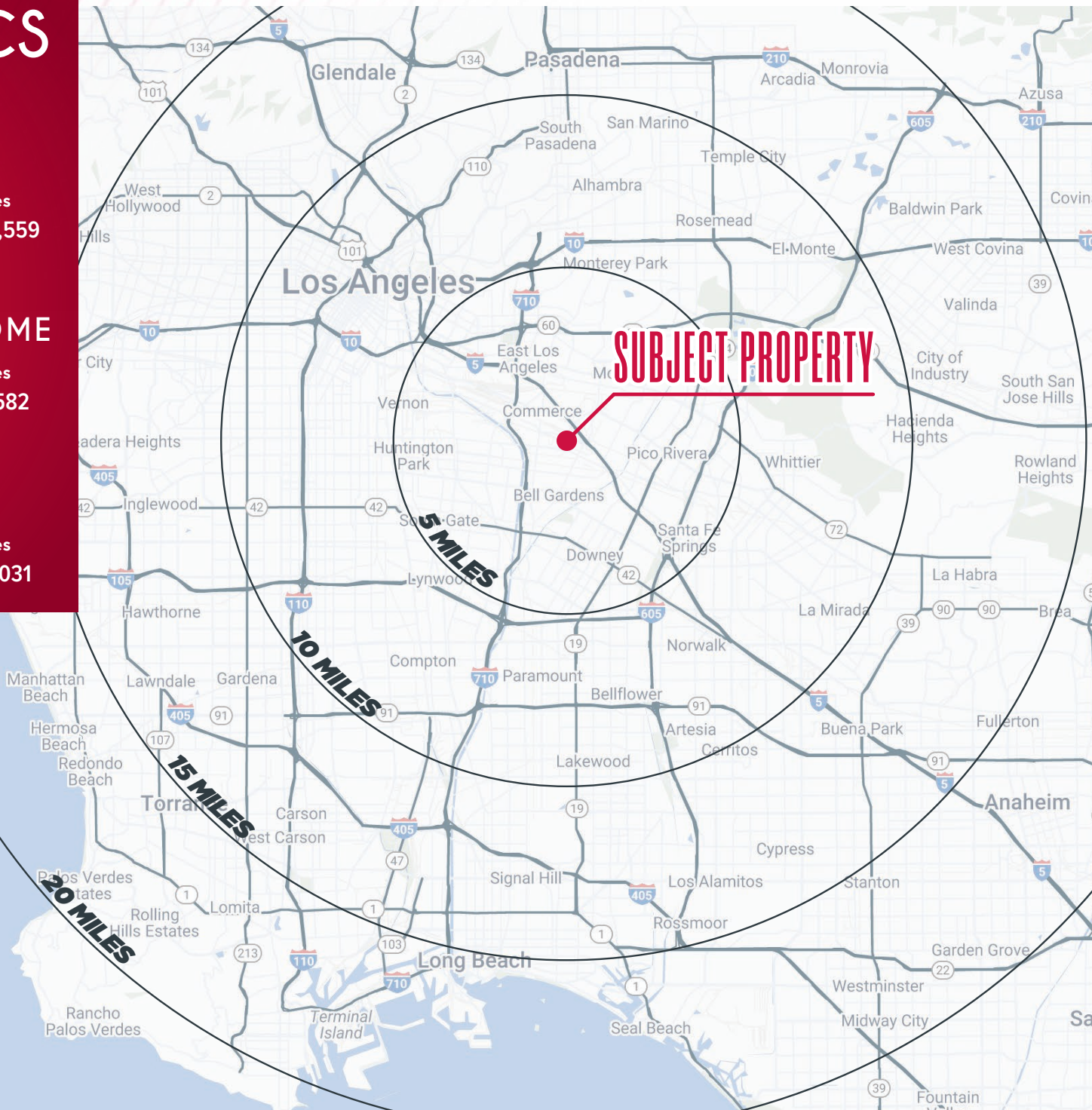
PASADENA: 14 MILES

BEVERLY HILLS: 20 MILES

SANTA MONICA: 23 MILES

LAX: 19 MILES

LA & LB PORTS: 22 MILES



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