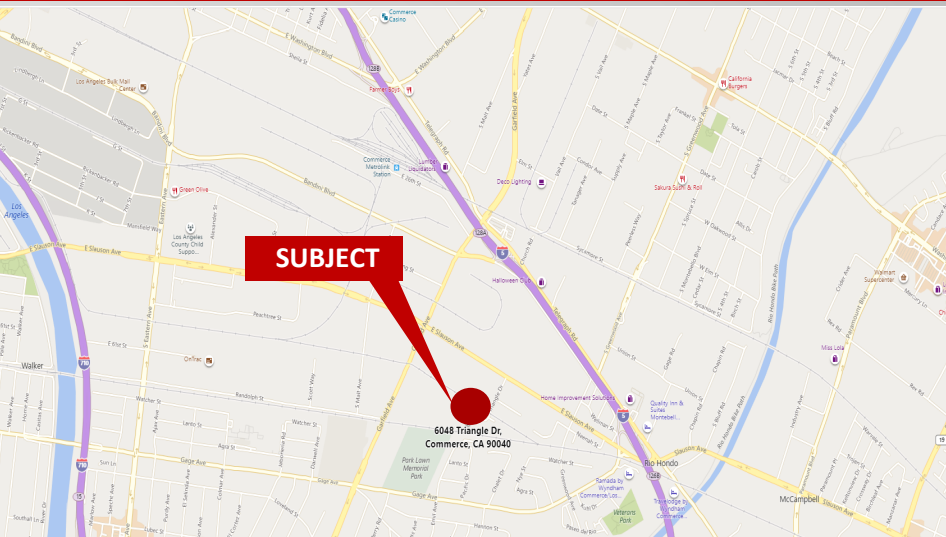




AVAILABLE FOR LEASE:

20,300 sq. ft. Industrial Building
6048 Triangle Drive
Commerce, CA 90040



Highlights:

- 20,300 sq. ft. industrial building
- 5,500 sq. ft. of highly functional office
- Large breakroom
- Two (2) dock high positions with edge of dock levelers
- One (1) ground level door
- 18' minimum ceiling height
- Warehouse LED lighting and excellent natural light
- 200 Amps, 277/480 Volts, 3 Phase
- .445/3,000 GPM fire sprinkler system
- Immediate access to the 5, 710 and 605 freeways
- 20 parking spaces
- Lease Rate: \$1.10 per sq. ft. Gross
- Available Now

For more information or to schedule a tour, please contact:

KEVIN ROMANO
Principal
(714) 521-0800 x. 2
kevin@incocommercialbrokerage.com
Lic. 02025562

BRANDON COURTNEY
Vice President
(714) 726-4578
brandon@incocommercialbrokerage.com
Lic. 02241945

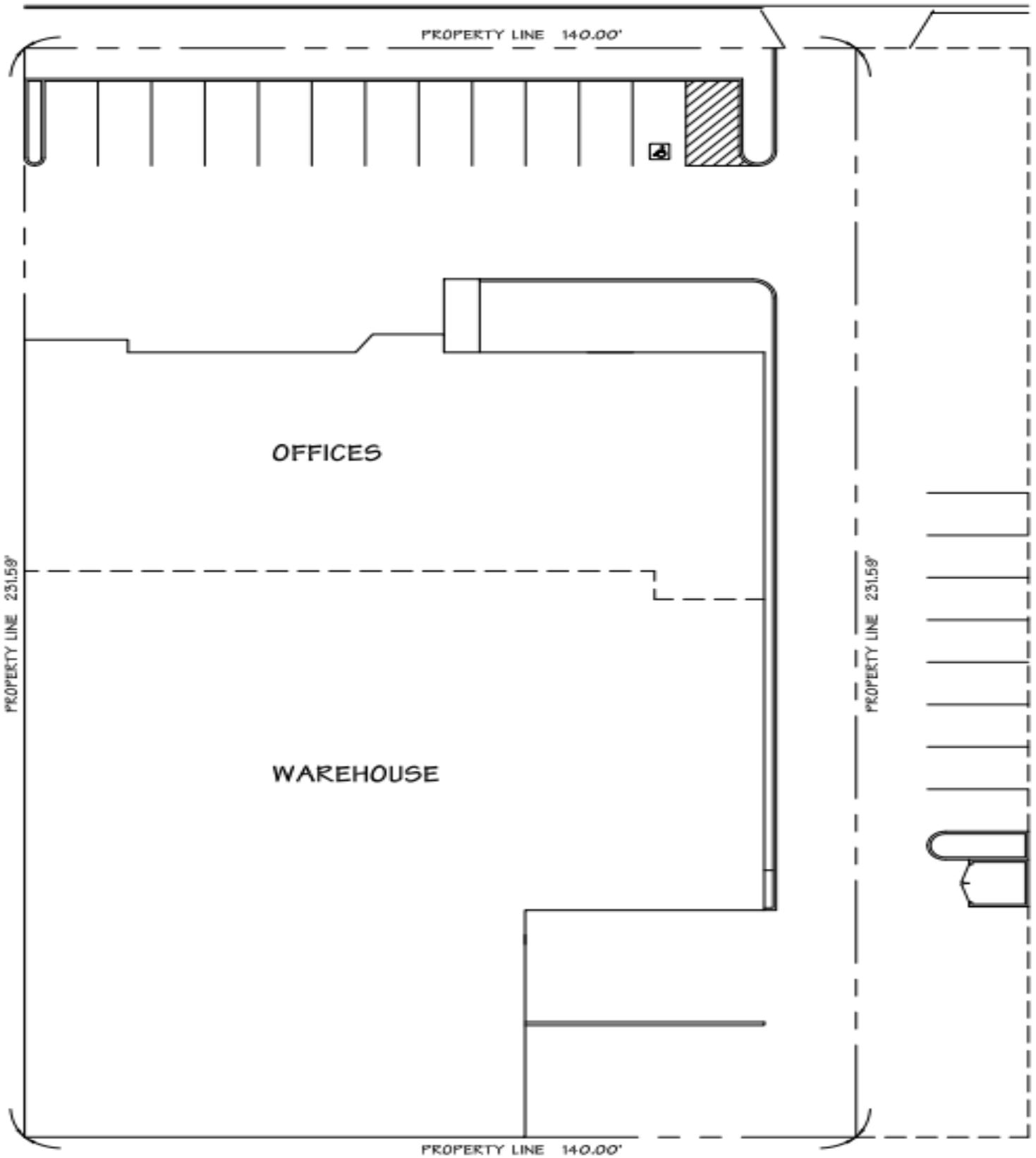
Bruce Romano
Principal
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COMMERCIAL BROKERAGE
16700 Valley View Ave, Suite 270 | La Mirada, CA 90638

(714) 521-0800
Incocommercialbrokerage.com

* Tenant to verify all information contained herein *

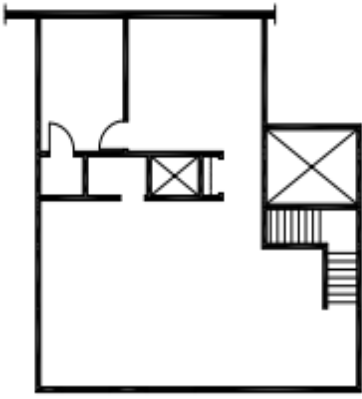


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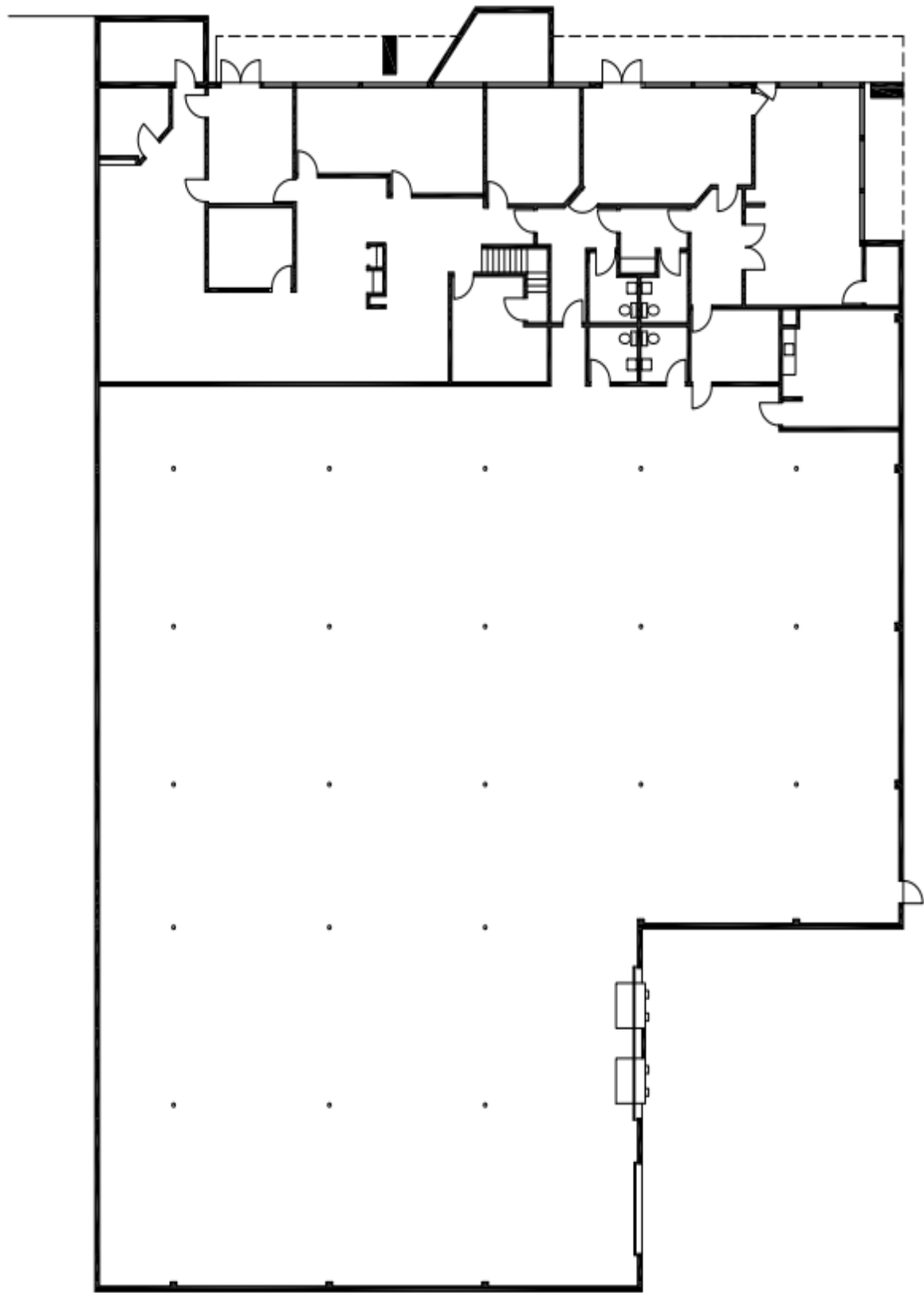


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MEZZANINE



FLOOR PLAN

Not to Scale



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Triangle Drive

12 parking spaces

± 20,300 Sq. Ft.

8 parking spaces



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