

# FOR SALE & LEASE

±6,150 SF BUILDING WITH  
±1,200 SF MEZZANINE

4450 E Washington Blvd | Commerce, CA

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



FOR MORE INFORMATION, PLEASE CONTACT

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The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Tenants should consult with their independent advisors to determine if the property is suitable for their needs.



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Photos & Details



PROPERTY DETAILS

Building SF	6,150 SF
Land SF	8,555 SF
Year Built	1948
Ground Level Door	2
Clearance	13'
Zoning	CMM2*

PROPERTY HIGHLIGHTS

- Renovated Office and Restrooms
- Seamless access to freeway arteries
- BONUS 1,200 SF Mezzanine
- Secure paved yard

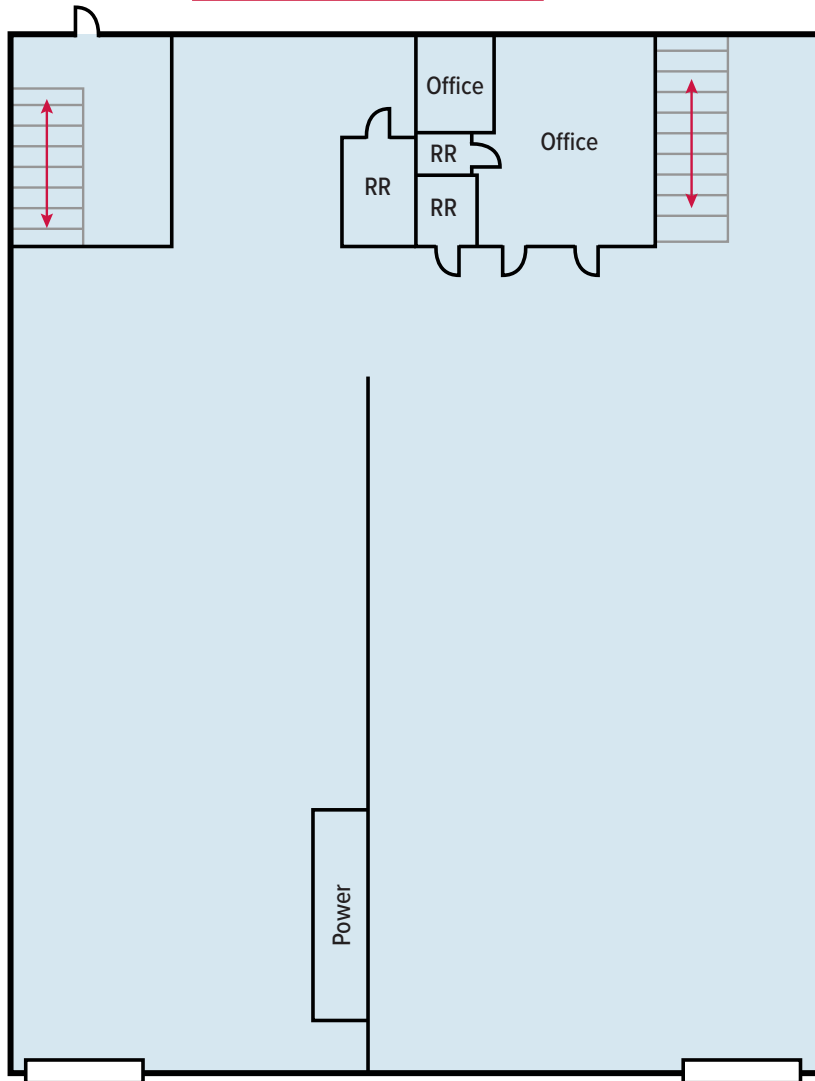
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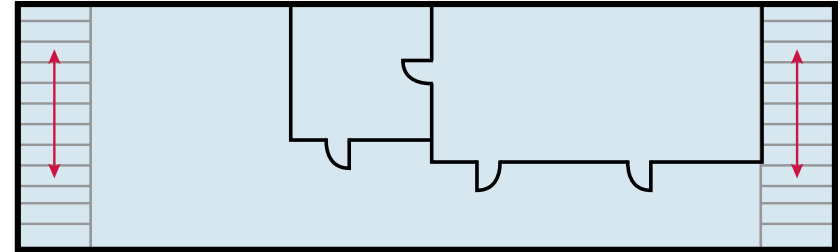
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Property Site Plan

**FIRST FLOOR**



**SECOND FLOOR**



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



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## Additional Photos





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