

MAYWOOD
Property Group

6110

FERGUSON DRIVE

COMMERCE, CA 90022

\$2,400,000

Flexible Owner-User Warehouse | Investment Opportunity

OFFERING MEMORANDUM

the HIGHLIGHTS

- Clear Height: 15 FT
- Roll Up Doors: 12 FT
- (2) Remodeled Offices
- (2) Remodeled Restrooms
- Secure Gated Access
- Adjacent Lot Available - Combined Lot Square Footage 30,080 SF



8
NUMBER
OF PARKINGS



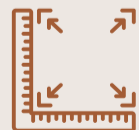
1,008 SF
QUONSET HUT



CMM1
ZONING



± 9,710 SF
BUILDING SIZE



±20,019 SF
LOT SIZE



ASSEMBLAGE OPTION



6110 Ferguson Drive
Commerce, CA 90022

High-income adjacent lot also available
from Seller. Info available upon request.



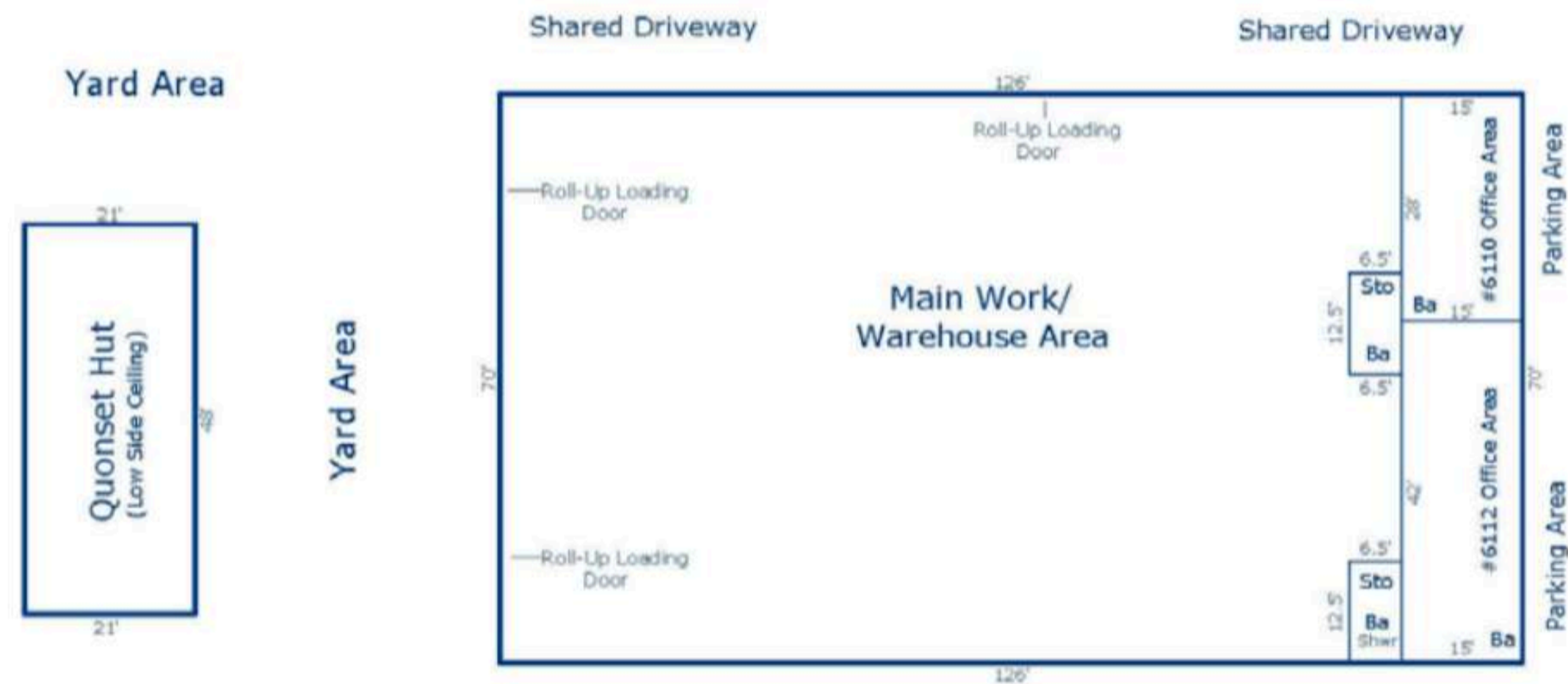
the **POTENTIAL USES**

- **Assembly operations**
Electronics, appliances, small parts, medical devices
- **Fabrication (light)**
Sheet metal, plastics, signage, cabinetry
- **Textiles & apparel**
Garment manufacturing, screen printing, embroidery
- **Woodworking / millwork**
Custom furniture, cabinets, fixtures
- **3D printing / prototyping**
Product development labs, small batch production
- **Warehousing & distribution** (especially e-commerce fulfillment)
- **Packaging & fulfillment centers**
- **R&D / lab space** (non-hazardous)
- **Showroom + warehouse combos**
- **Office + warehouse (“flex space”)**
- **Contract manufacturing / small batch production**

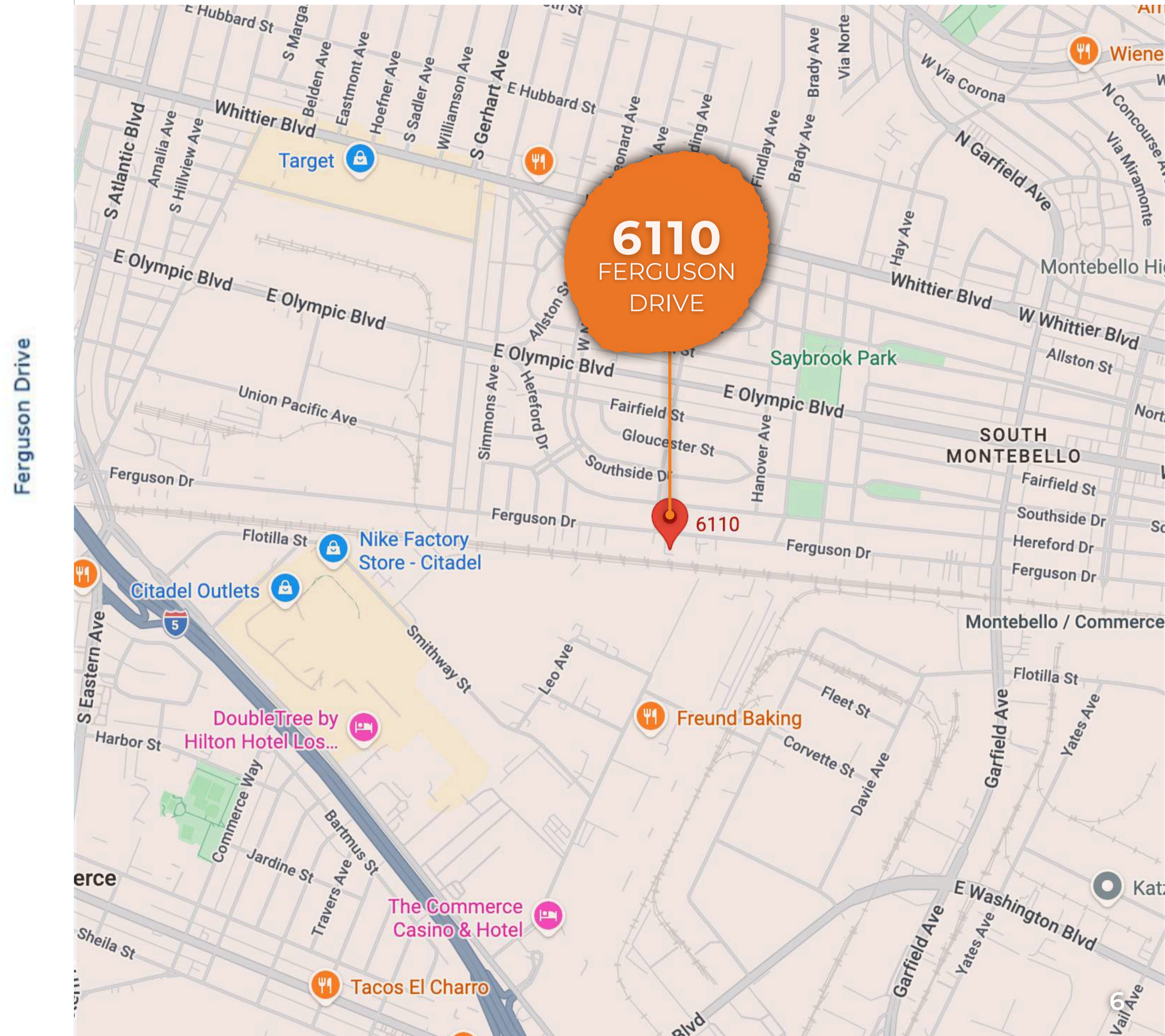
PROPERTY OVERVIEW



FLOOR PLAN



LOCATION MAP





6110
FERGUSON
DRIVE







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MAYWOOD

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