

6099

TRIANGLE DR
COMMERCE, CA 90040



For Lease

±29,920 SQ. FT. INDUSTRIAL BUILDING

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

IA BACCI • TSAPARIAN • GORMLY
IG INDUSTRIAL GROUP

TEAM BETHEL



Property HIGHLIGHTS



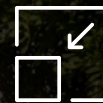
Minutes From 5 Freeway



Dock High & Ground
Level Loading



Executive Offices
- Large Showroom



Offices Can Be Reduced



Clear Height: 24'



Power:
400A, 277/480V, 3Ø, 4W

Pricing SUMMARY

Lease Rate: \$34,408/Mo GRS
(\$1.15 PSF/Mo GRS)
OPEX: \$0.03 PSF

6099

TRIANGLE DR

AVAILABLE SIZE

±29,920 SF

LAND SIZE

±40,844 SF / ±0.94 Ac

PARCEL NO

356-014-029

USE

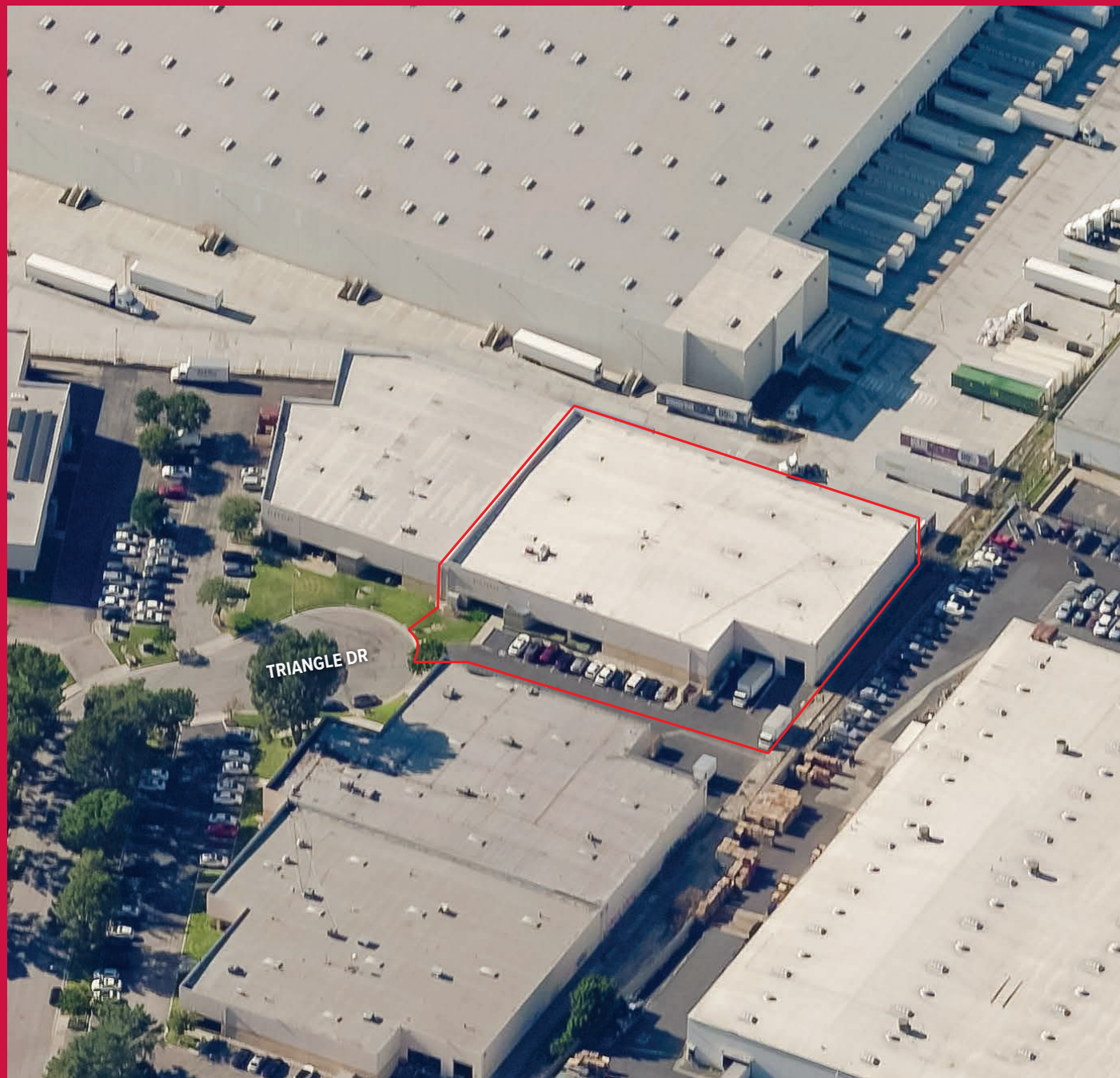
Warehouse/Distribution

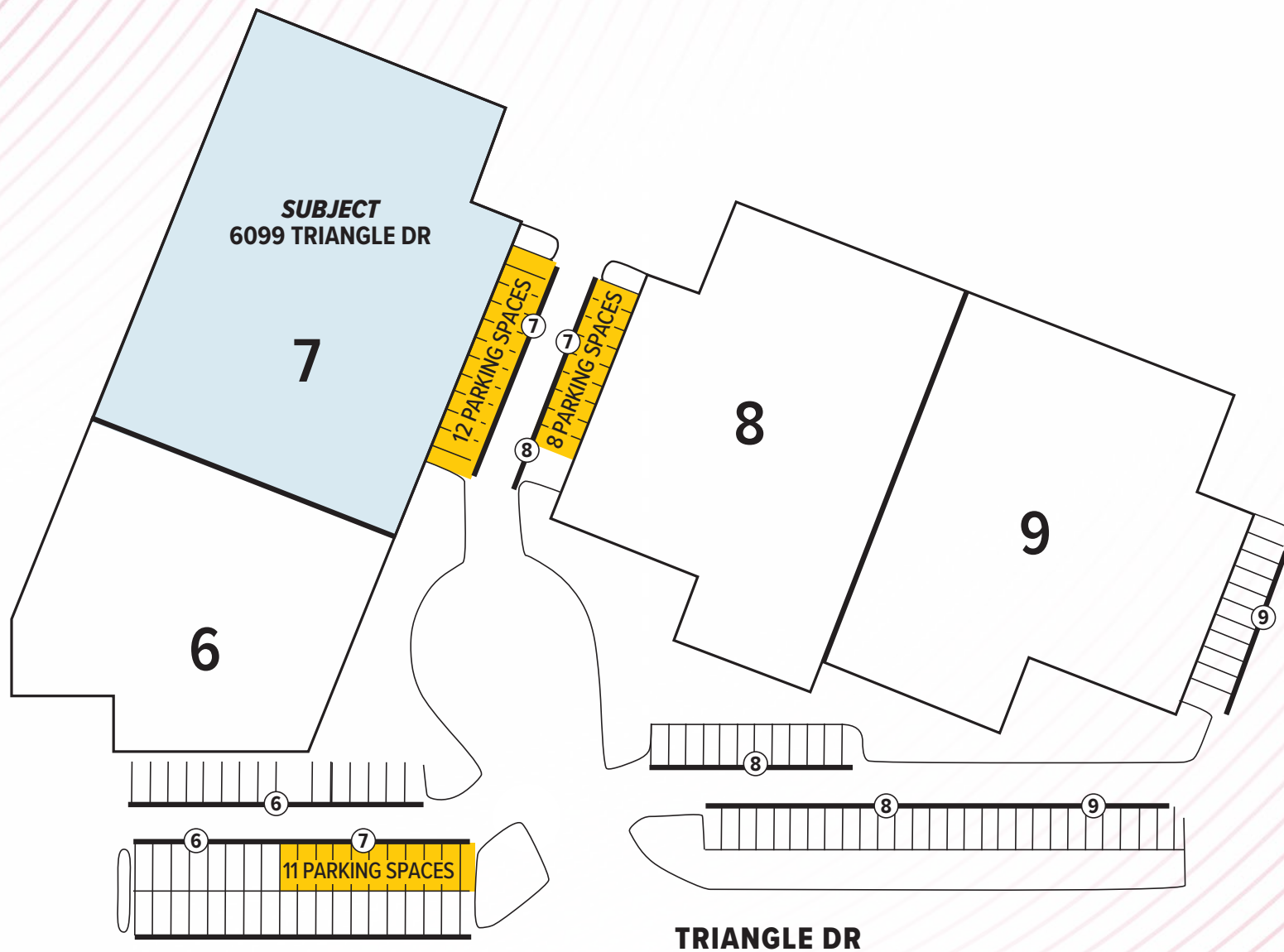
ZONING

CMM2

YEAR BUILT

1982





SITE PLAN

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

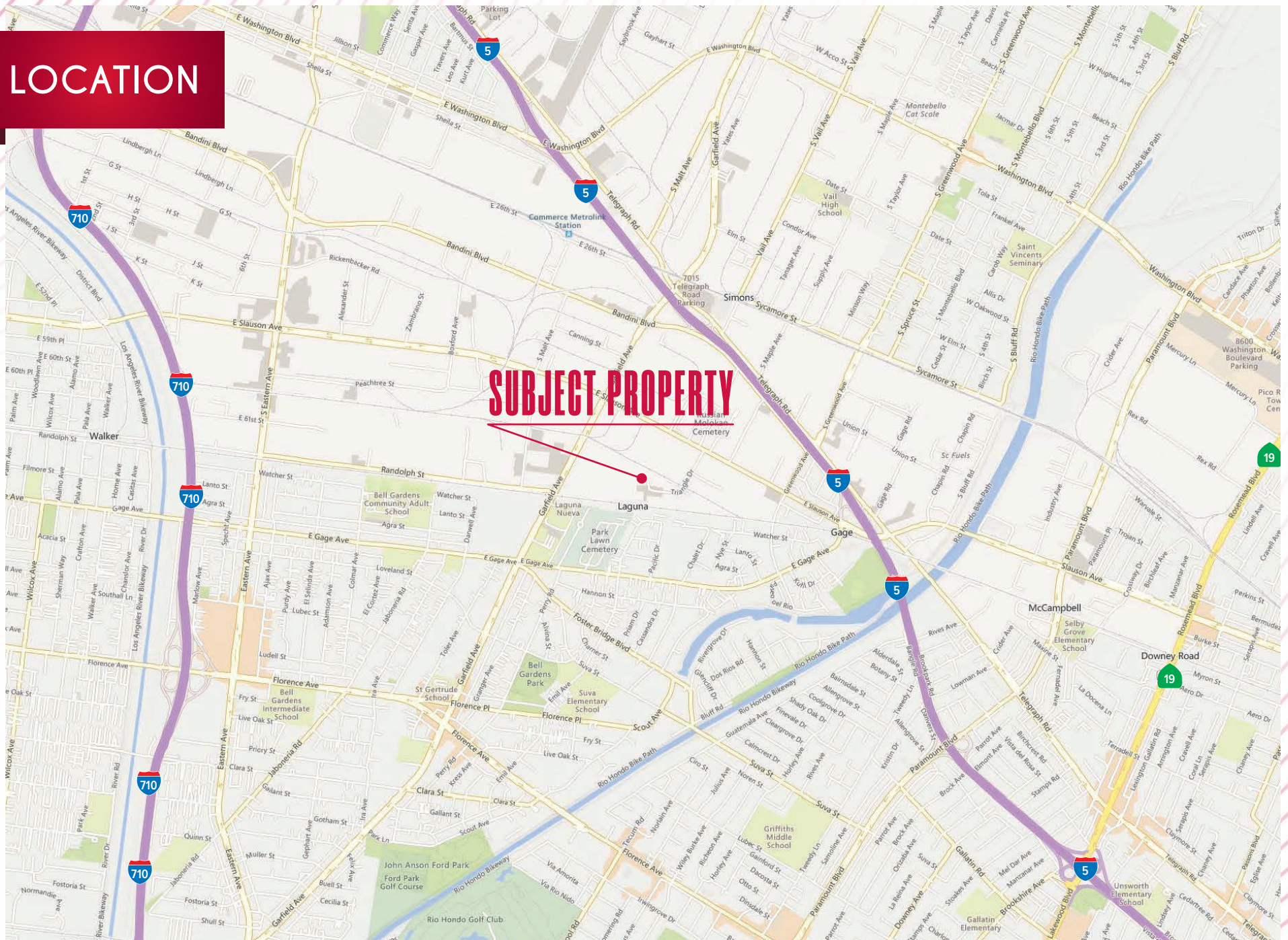
SUBJECT
6099 TRIANGLE DR



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

FLOOR PLAN

LOCATION



Central Los Angeles

Base: 246,721,841 SF
Vacancy Rate: 7.2%
Availability Rate: 9%
Direct Asking Rate: \$1.27 PSF
Overall Asking Rate: \$1.27 PSF
Median Price/Bldg SF: \$297.25
Median Price/Land SF: \$174.57

San Gabriel Valley

Base: 179,108,546 SF
Vacancy Rate: 6.3%
Availability Rate: 7.2%
Direct Asking Rate: \$1.45 PSF
Overall Asking Rate: \$1.40 PSF
Median Price/Bldg SF: \$207.14
Median Price/Land SF: \$92.17

10 Miles

20 Miles

30 Miles

40 Miles

50 Miles

60 Miles

70 Miles

SUBJECT PROPERTY

Mid Counties

Base: 114,921,369 SF
Vacancy Rate: 6.8%
Availability Rate: 10.2%
Direct Asking Rate: \$1.51 PSF
Overall Asking Rate: \$1.51 PSF
Median Price/Bldg SF: \$318.95
Median Price/Land SF: \$131.33

Inland Empire West

Base: 370,500,976 SF
Vacancy Rate: 6.8%
Availability Rate: 10.3%
Direct Asking Rate: \$1.11 PSF
Overall Asking Rate: \$1.10 PSF
Median Price/Bldg SF: \$258.31
Median Price/Land SF: \$89.28

Inland Empire East

Base: 314,522,159 SF
Vacancy Rate: 8.5%
Availability Rate: 13.0%
Direct Asking Rate: \$1.14 PSF
Overall Asking Rate: \$1.05 PSF
Median Price/Bldg SF: \$252.05
Median Price/Land SF: \$103.51

South Bay

Base: 196,051,475 SF
Vacancy Rate: 5.5%
Availability Rate: 8.2%
Direct Asking Rate: \$1.66 PSF
Overall Asking Rate: \$1.61 PSF
Median Price/Bldg SF: \$305.10
Median Price/Land SF: \$138.92

Orange County

Base: 232,777,870 SF
Vacancy Rate: 5.4%
Availability Rate: 8.3%
Direct Asking Rate: \$1.59 PSF
Overall Asking Rate: \$1.56 PSF
Median Price/Bldg SF: \$398.87
Median Price/Land SF: \$157.90

Q4 2024 LA BASIN MARKET SUMMARY & DRAYAGE MAP

PREPARED BY:
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Sources: LAC-I Research, CoStar
This survey includes data on industrial properties exceeding 5,000 square feet in size.

DEMOGRAPHICS



POPULATION

5 Miles	10 Miles	15 Miles	20 Miles
679,149	2,941,822	6,137,892	8,497,415



AVERAGE HH INCOME

5 Miles	10 Miles	15 Miles	20 Miles
\$101,685	\$104,450	\$118,214	\$132,327



EMPLOYEES

5 Miles	10 Miles	15 Miles	20 Miles
240,509	1,039,545	2,344,457	3,598,825

DRIVING DISTANCE FROM PROPERTY

DTLA: 11 MILES

KOREATOWN: 14 MILES

WEST HOLLYWOOD: 20 MILES

CULVER CITY: 19 MILES

PASADENA: 14 MILES

BEVERLY HILLS: 20 MILES

SANTA MONICA: 24 MILES

LAX: 21 MILES

LA & LB PORTS: 20 MILES



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