

# 6099

TRIANGLE DR  
COMMERCE, CA 90040



*For Lease*  
±29,920 SQ. FT. INDUSTRIAL BUILDING

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**IA  
IG**  
BACCI • TSAPARIAN • GORMLY  
INDUSTRIAL GROUP





## 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*

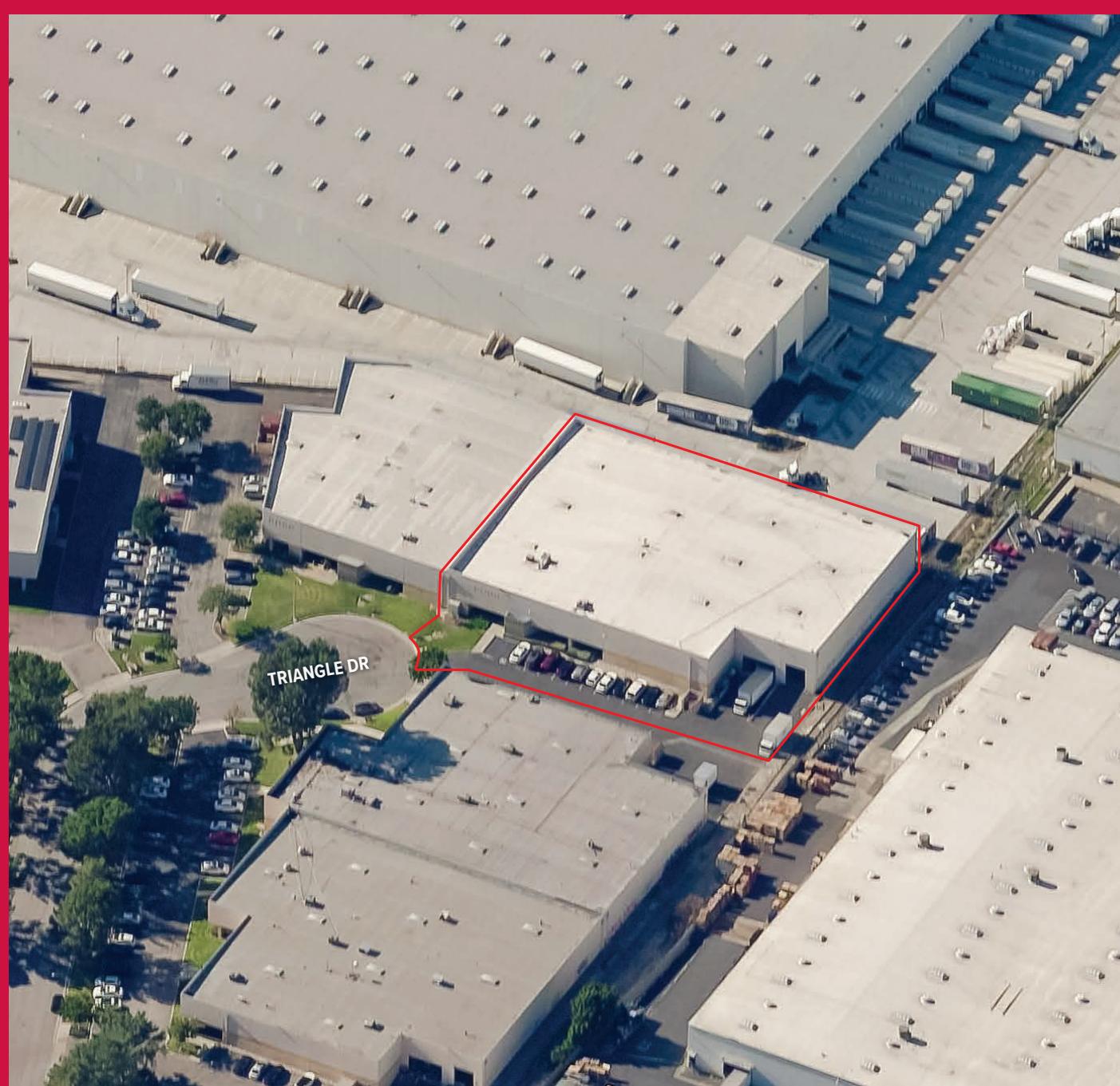
Warehouse/Distribution

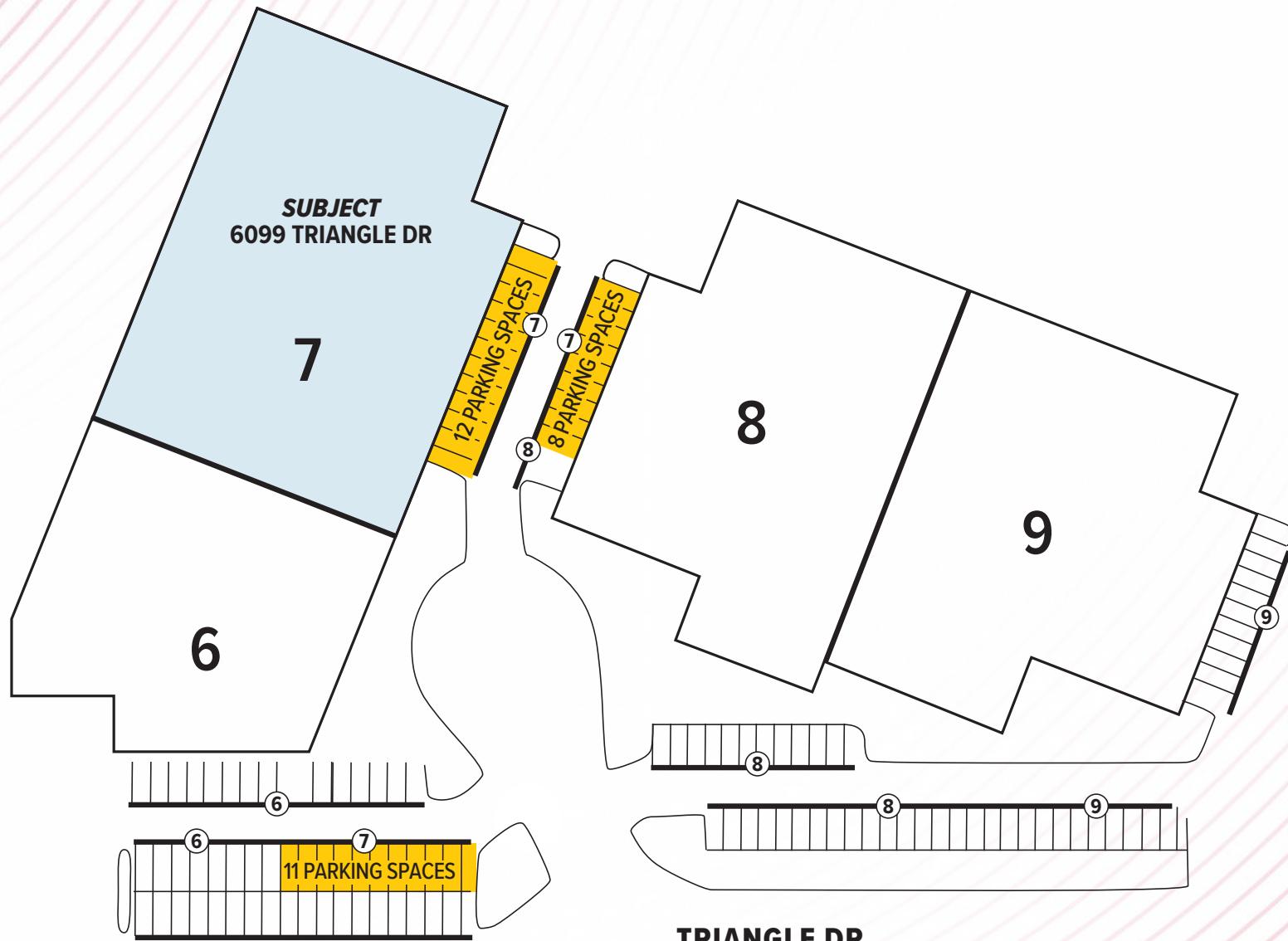
*ZONING*

CMM2

*YEAR BUILT*

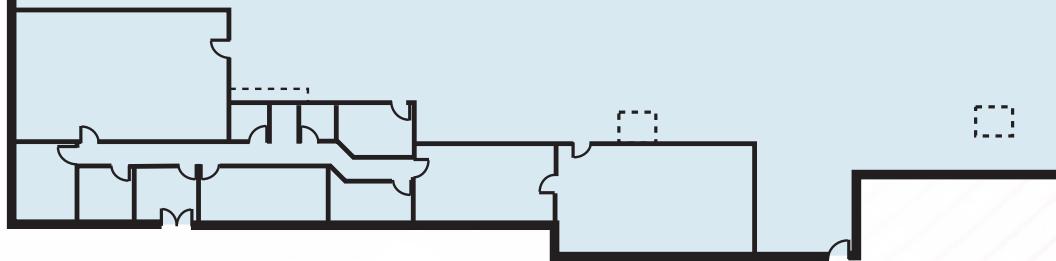
1982





**SITE PLAN**

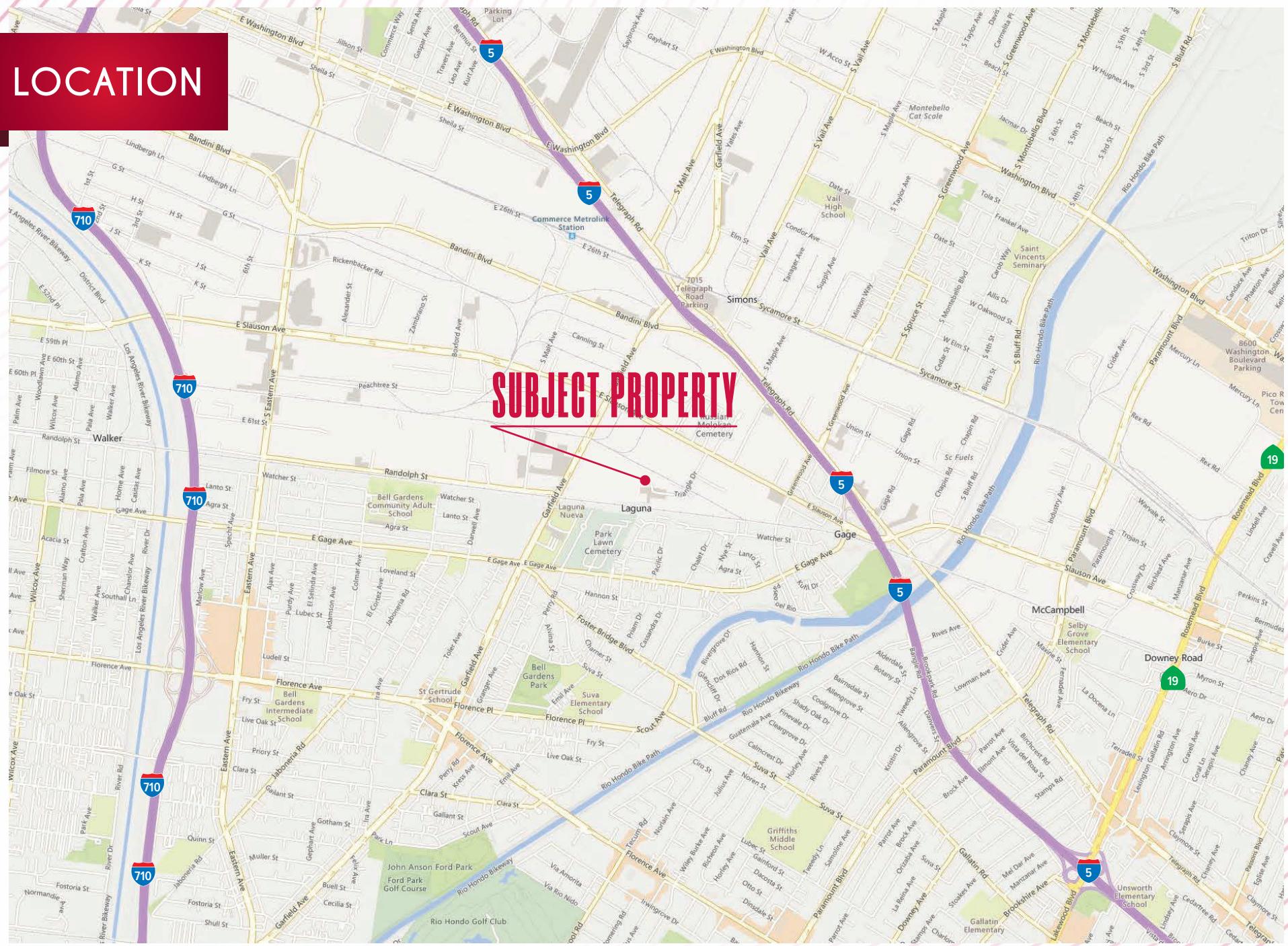
***SUBJECT***  
**6099 TRIANGLE DR**

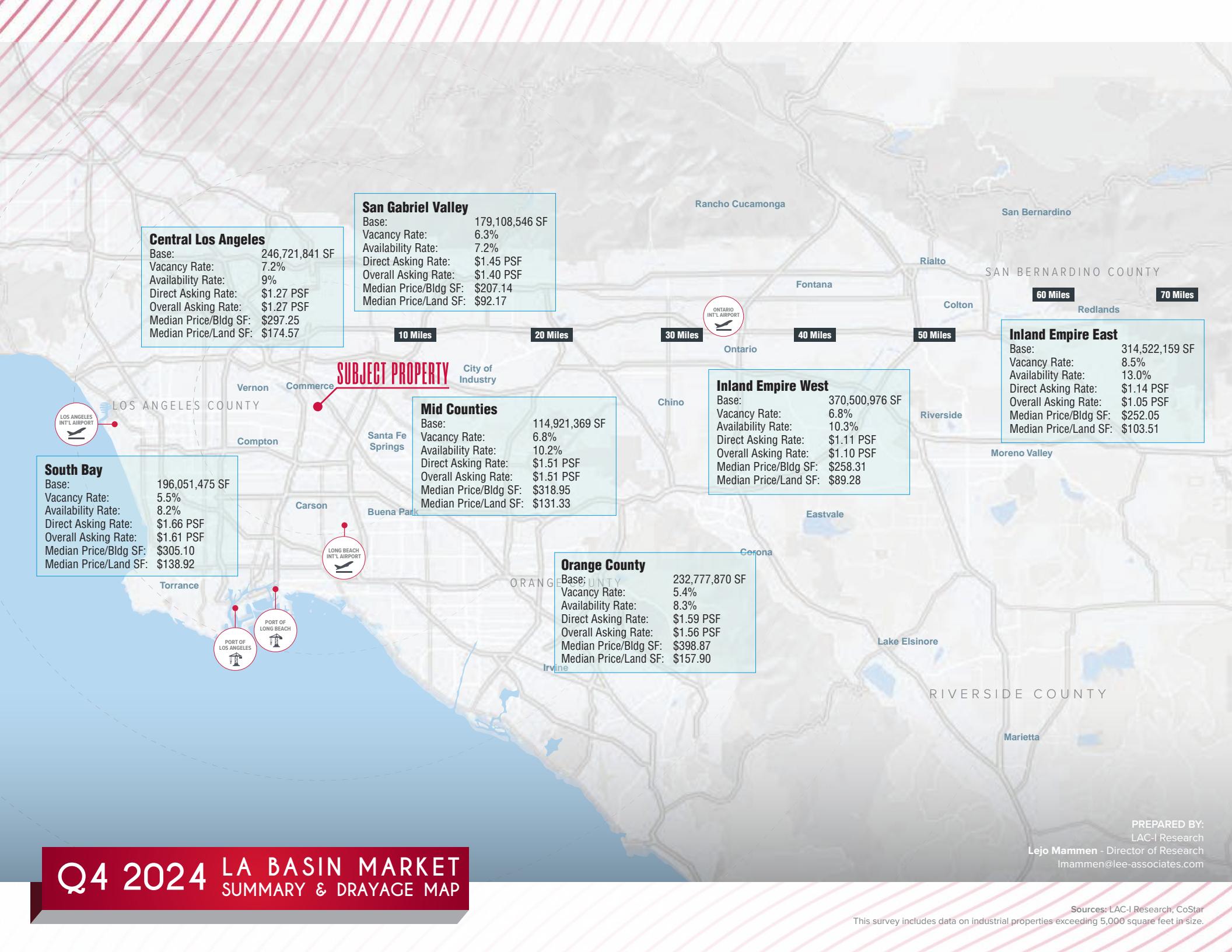


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**FLOOR PLAN**

# LOCATION





# DEMOCRAPHICS



## 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

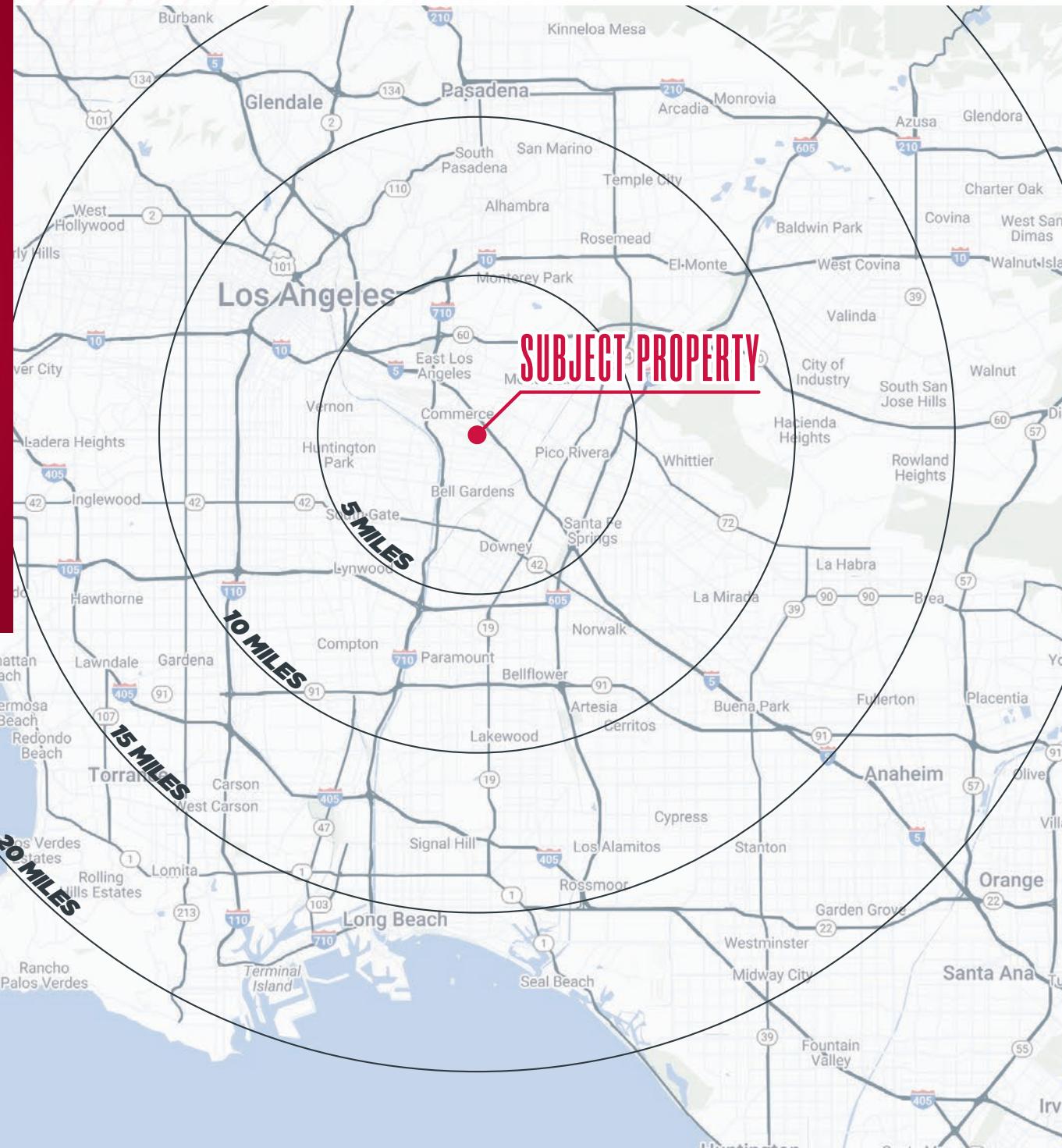
PASADENA: 14 MILES

BEVERLY HILLS: 20 MILES

SANTA MONICA: 24 MILES

LAX: 21 MILES

LA & LB PORTS: 20 MILES



## PETER D. BACCI

SIOR | Executive VP, Principal

[pbacci@lee-associates.com](mailto:pbacci@lee-associates.com)

323.767.2022

LIC NO 00946253

## JEFF BETHEL

Senior Vice President & Principal

[jbethel@lee-associates.com](mailto:jbethel@lee-associates.com)

562.568.2002

LIC NO 01058766

## CAROLINE BETHEL

[cbethel@lee-associates.com](mailto:cbethel@lee-associates.com)

562.568.2029

LIC NO 02117058

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