

# 6550 E WASHINGTON BLVD

## COMMERCE, CA 90040

# AVAILABLE



### PROPERTY INFORMATION\*

Building Size	138,400 SF
Land Size	274,252 SF
Clear Height	24-27'
Dock High Loading Positions	28
Ground Level Loading Positions	2
Year Built	1978, R 2023
Sprinklers	.45/3,000
Office Size	25,300 SF (5,100 SF Mezz)
Auto Parking Ratio	1.07/1,000

### PROPERTY HIGHLIGHTS

- 100% AC Warehouse (can be removed)
- High Image Office
- 6 Rail Doors Possible
- Well Maintained Property
- Large Fenced Yard
- Major Street Frontage
- Heavy Power \* 2,600 Amps & Back-up Generator
- Close Proximity to (5) (710) Freeways, Commerce Citadel & Casino.
- Walking Distance to Multiple Transit Stops
- Utility Savings \* Solar Panels

*\*Tenant to verify all information*

For More Information or To  
Schedule a Tour, Contact

#### DAVID HASBROUCK

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CA LIC #00526375

#### TIM WALLACE, SIOR

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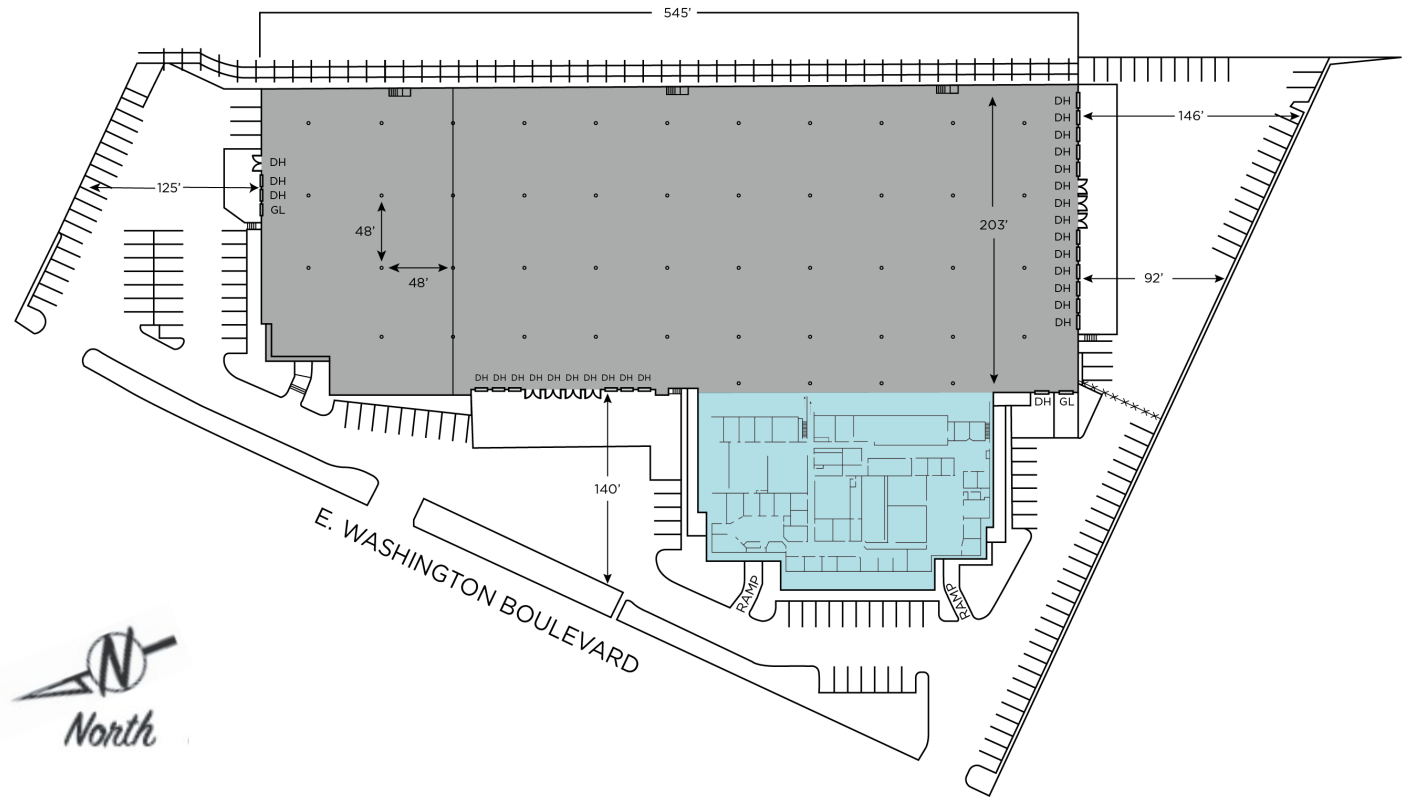
900 Wilshire Blvd., Suite 2400  
Los Angeles, CA 90017  
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**cushmanwakefield.com**

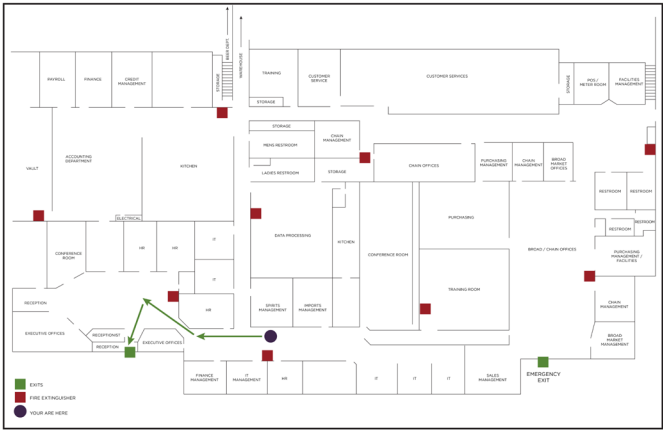


**CUSHMAN &  
WAKEFIELD**

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6550 E WASHINGTON BLVD  
COMMERCE, CA 90040

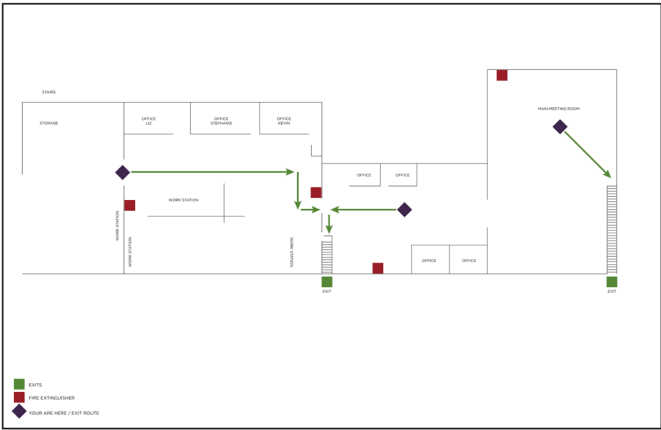


1st FLOOR OFFICE



*\*Tenant to verify all information*

2nd FLOOR OFFICE



SITE  
PLANS



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6550 E WASHINGTON BLVD  
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PROPERTY  
OVERVIEW



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INTERIOR  
PHOTOS



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**EXTERIOR  
PHOTOS**



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## DISCOVER COMMERCE'S BUSINESS-FRIENDLY COMPETITIVE ADVANTAGES TODAY!



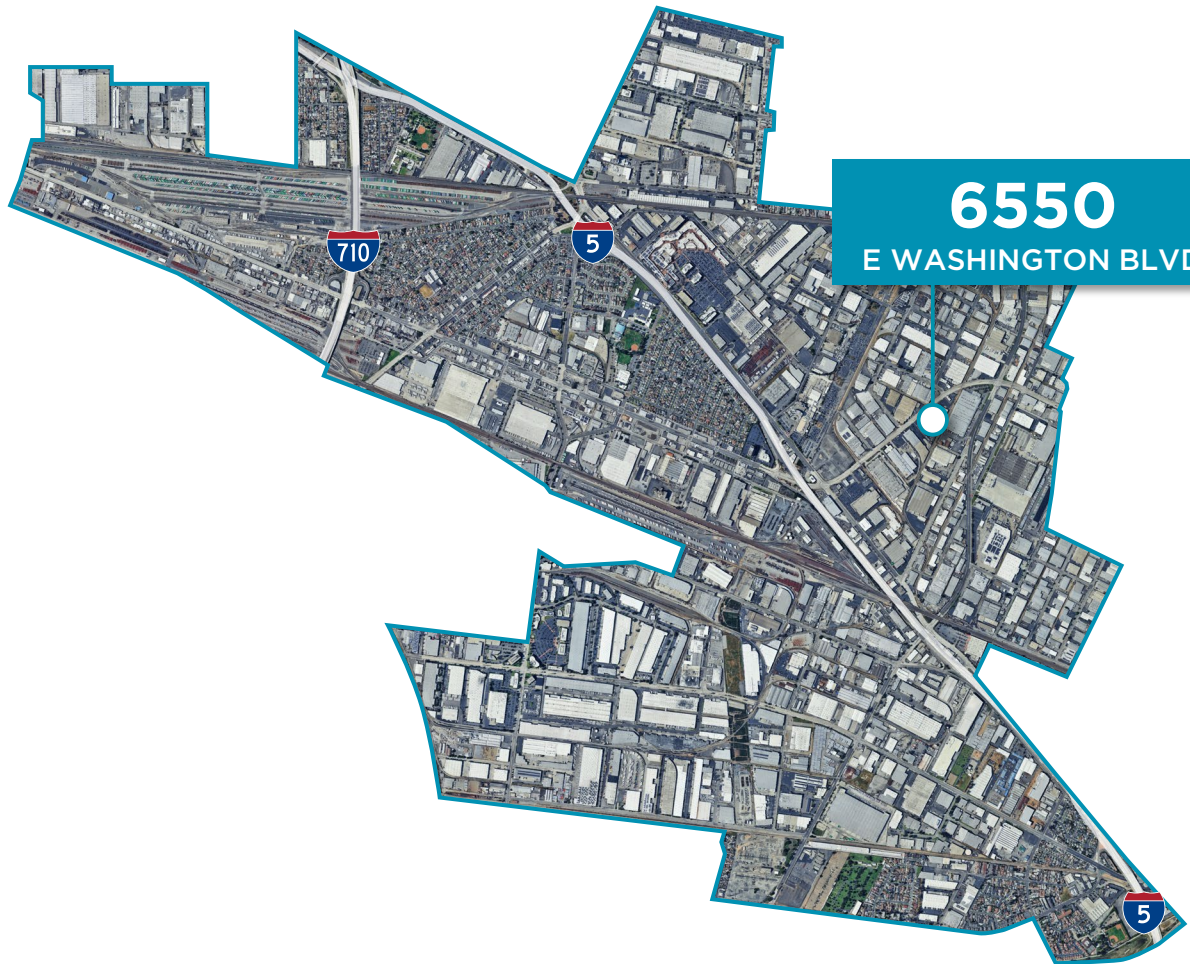
Centrally Located.  
Transit Friendly.



No City Property Tax.  
No Gross Receipts Tax.  
No Utility Tax.  
Low Business License Fee.



Public Safety –  
Police & Fire  
Departments



# CITY OF COMMERCE

**AVAILABLE**

**6550 E WASHINGTON BLVD**  
COMMERCE, CA 90040

**9 MILES**

DOWNTOWN  
LOS ANGELES

**23 MILES**

LOS ANGELES  
INTERNATIONAL AIRPORT

**24 MILES**

TERMINAL ISLAND /  
PORT OF LOS ANGELES /  
PORT OF LONG BEACH

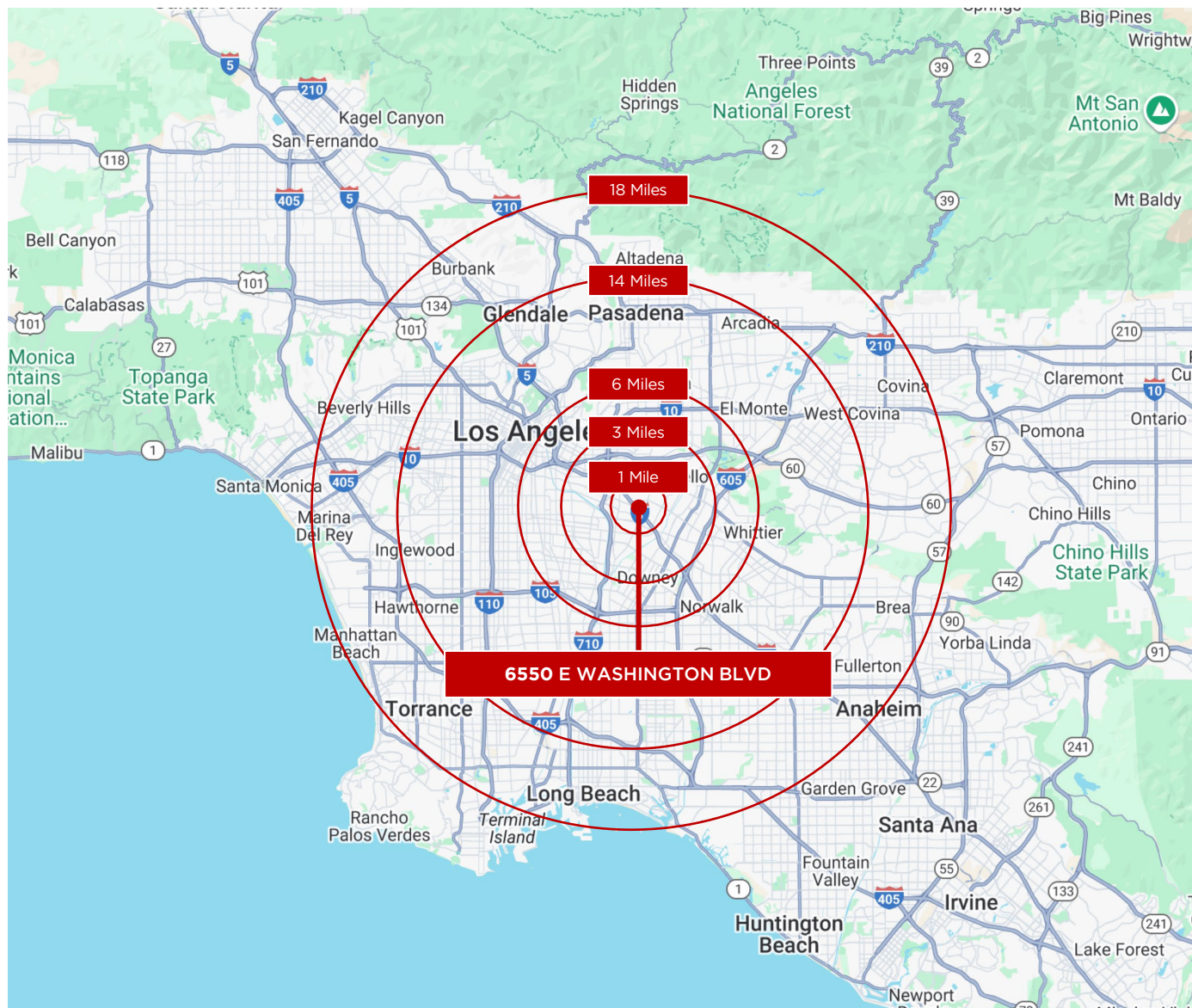


**AERIAL**  
**MAP**



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