

AVAILABLE
±6,413 SF

INDUSTRIAL



FOR LEASE

6140 S. EASTERN AVE. | COMMERCE | CA

FOR MORE INFORMATION,
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COMMERCIAL REAL ESTATE SERVICES

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AVAILABLE SF

±6,413 SF

OFFICE

±1,168 SF

CLEAR HEIGHT

14'

DOORS

One (1) Dock High
One (1) Ground Level

ZONING

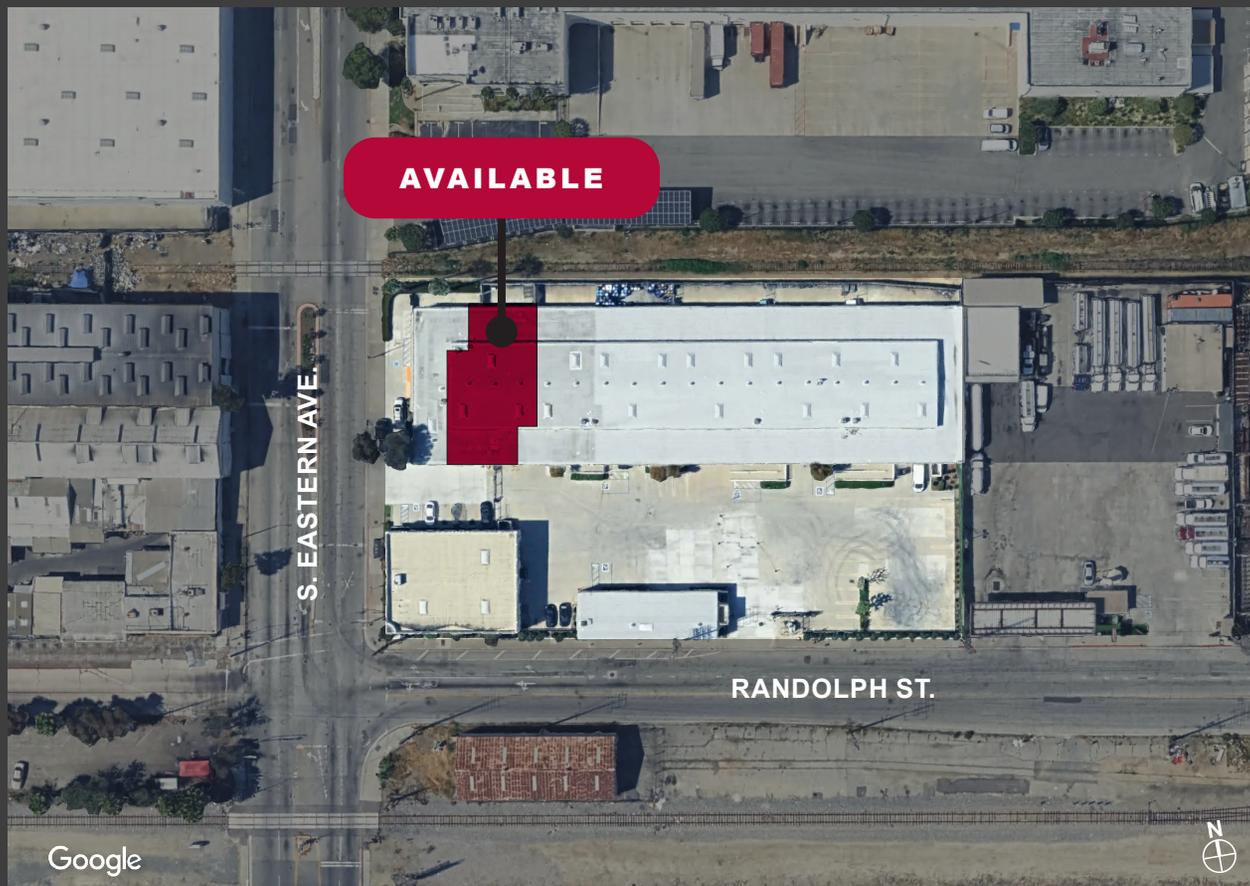
M2

PARKING

7 Spaces

PROPERTY HIGHLIGHTS

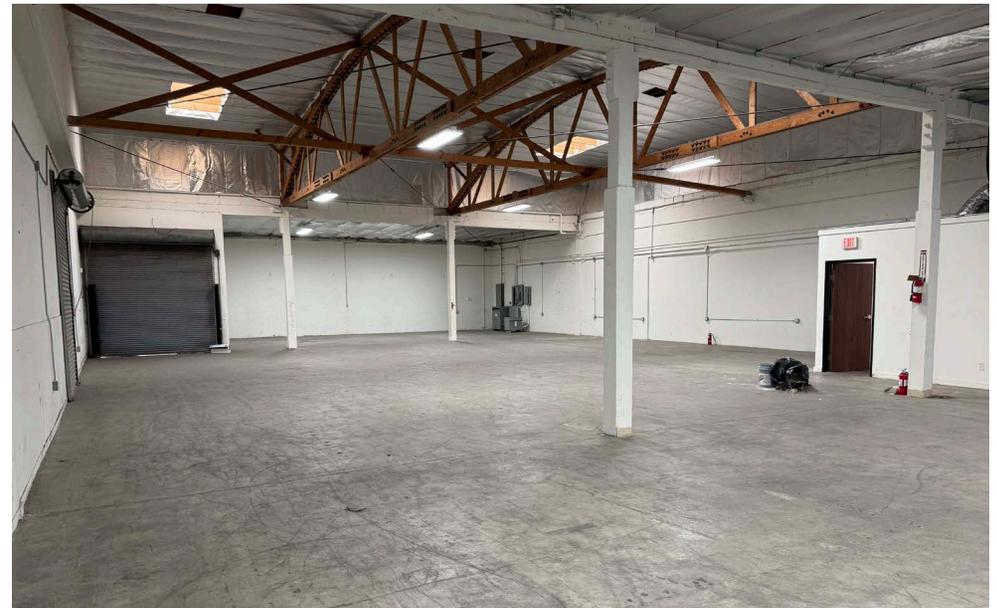
- ±6,413 SF Recently Refurbished Unit
- One (1) Dock High Door
- One (1) Ground Level Door
- 14' Clear Height
- 200A, 480V, 3P, 4W Power
- Bonus Rear Storage Area
- Multi-Tenant Business
Park Environment
- Excellent Exposure on Eastern Ave.
- \$1.20 / SF Gross + \$0.13 Opex



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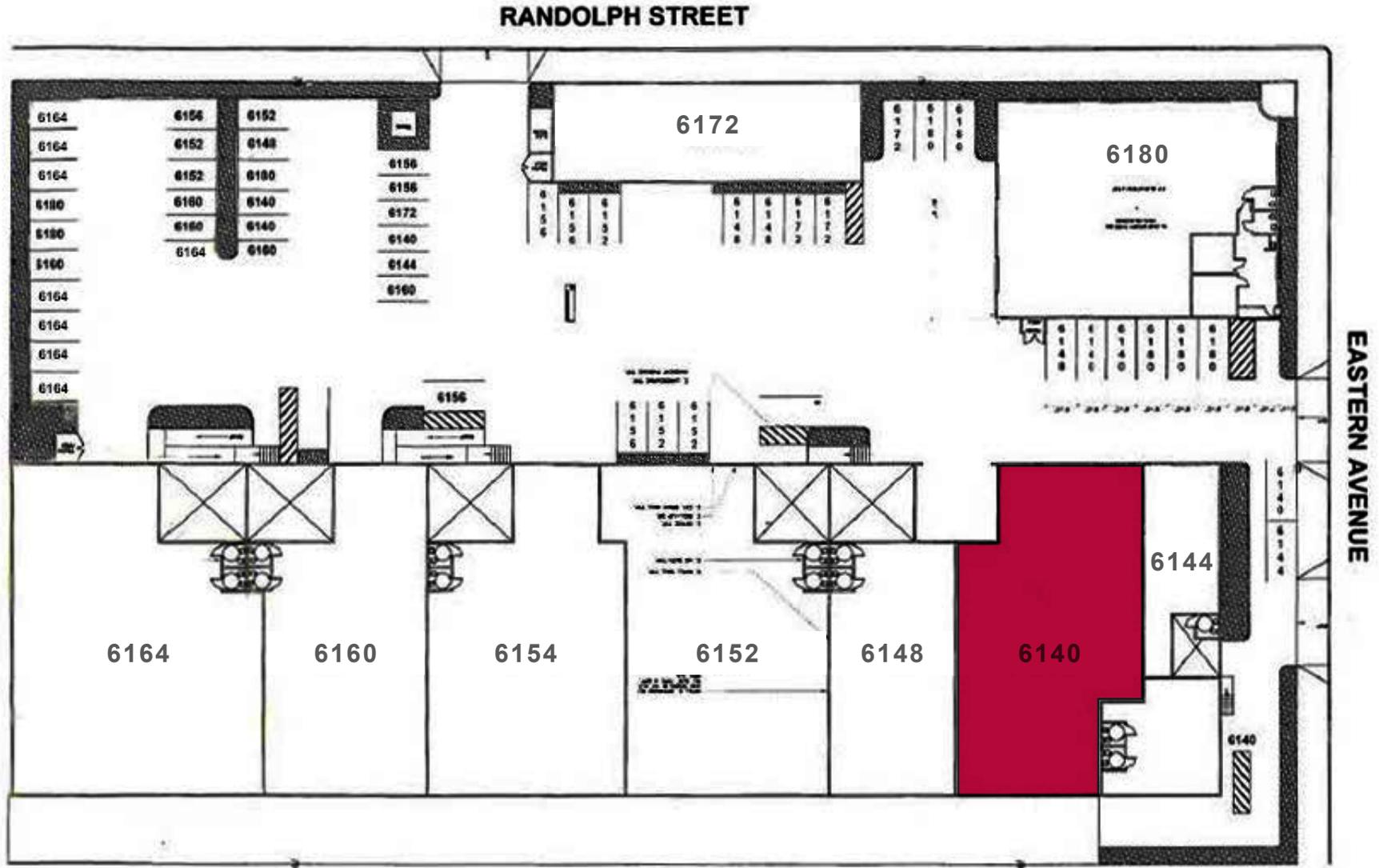
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NOT TO SCALE

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PUBLIC TRANSPORTATION



COMMUTER RAIL

Union Transit Station
22 min | 9.0 mi

La Cienega/Jefferson (Expo Line)
34 min | 17.0 mi



AIRPORT

Los Angeles International Airport
29 min | 19.8 mi

Hollywood Burbank Airport
41 min | 21.5 mi

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
2020 POPULATION	260,132	806,835	3,288,288
2024 POPULATION	224,141	723,376	3,073,828
2029 POPULATION PROJECTION	211,645	689,463	2,957,394
2020 HOUSEHOLDS	70,335	219,676	995,599
2024 HOUSEHOLDS	60,131	195,188	929,917
2029 HOUSEHOLD PROJECTION	56,640	185,544	893,968
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$1.9B	\$6.4B	\$29.6B

