

Available SF 5,845 SF

Industrial For Sale

Building Size 5,845 SF



Property Name: 5273 - 5275 E Washington Blvd (Portfolio)
Address: 5273-5275 E Washington Blvd, Commerce, CA 90040
Cross Streets: Atlantic Blvd/E Washington Blvd

Good Property For Service Oriented Business or Light MFG
 Washington Blvd Frontage - Retail Possible
 400 Amp, 480 Volt, 3 Phase Electrical Service to Property
 Possible to Divide - Secure Rear Fenced Yard w/Motorized Gate

Sale Price: \$1,495,000.00
Sale Price/SF: \$255.77
Available SF: 5,845 SF
Prop Lot Size: 0.17 Ac / 7,500 SF
Taxes: \$6,160 / 2021
Yard: Fenced / Paved
Zoning: M1

Sprinklered: No
Clear Height: 10' - 13'
GL Doors/Dim: 1 / 6'x8'
DH Doors/Dim: 0
A: 400 V: 480 O: 3 W: 4
Construction Type: Concrete
Const Status/Year Blt: Existing / 1955

Whse HVAC:
Parking Spaces: 4 / **Ratio:** 0.7:1
Rail Service: No
Specific Use: Manufacturing

Office SF / #: 120 SF / 1
Restrooms: 3
Office HVAC:
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: COE
Vacant: No
To Show: Call broker
Market/Submarket: Commerce/Vernon
APN#: 6335008017,6335008016

Listing Company: Dorin Realty Company
Agents: [Mark Whitman 213-627-0007](mailto:MarkWhitman@DorinRealty.com)

Listing #: 41582453 **Listing Date:** 12/10/2024 **FTCF:** CB000N000S000

Notes: Call broker for commission information. Two (2) 200 amp, 480V, 3 Phase electrical services with good distribution. All details must be verified.

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