

# FOR LEASE

## 154,425 SF Industrial Building on 6.98 Acres



DORIN REALTY  
COMPANY, INC.



### 1363 S. Bonnie Beach Place, Commerce, CA 90023

This Outstanding Property Offered at \$1.10/SF Modified Gross (\$169,870/Mo.)

- Fantastic Corporate Headquarters/ Distribution/Manufacturing Facility
- Classy Two Story Offices (which may be reduced)
- Abundant Fenced Parking or Extra Land for Container/Vehicle
- 11 Dock High Loading Positions
- 3 Grade Level Ramp Entrances
- Immediate Proximity to 5 & 710 Freeways & Freeway Hub
- "Drive Around" Property with Multiple Street Access Points



Contact exclusive agent:

**Mark Whitman**

Lic. No. 00918875

mwhitman@dorinrealty.com

**213-627-0007 Ext 124**

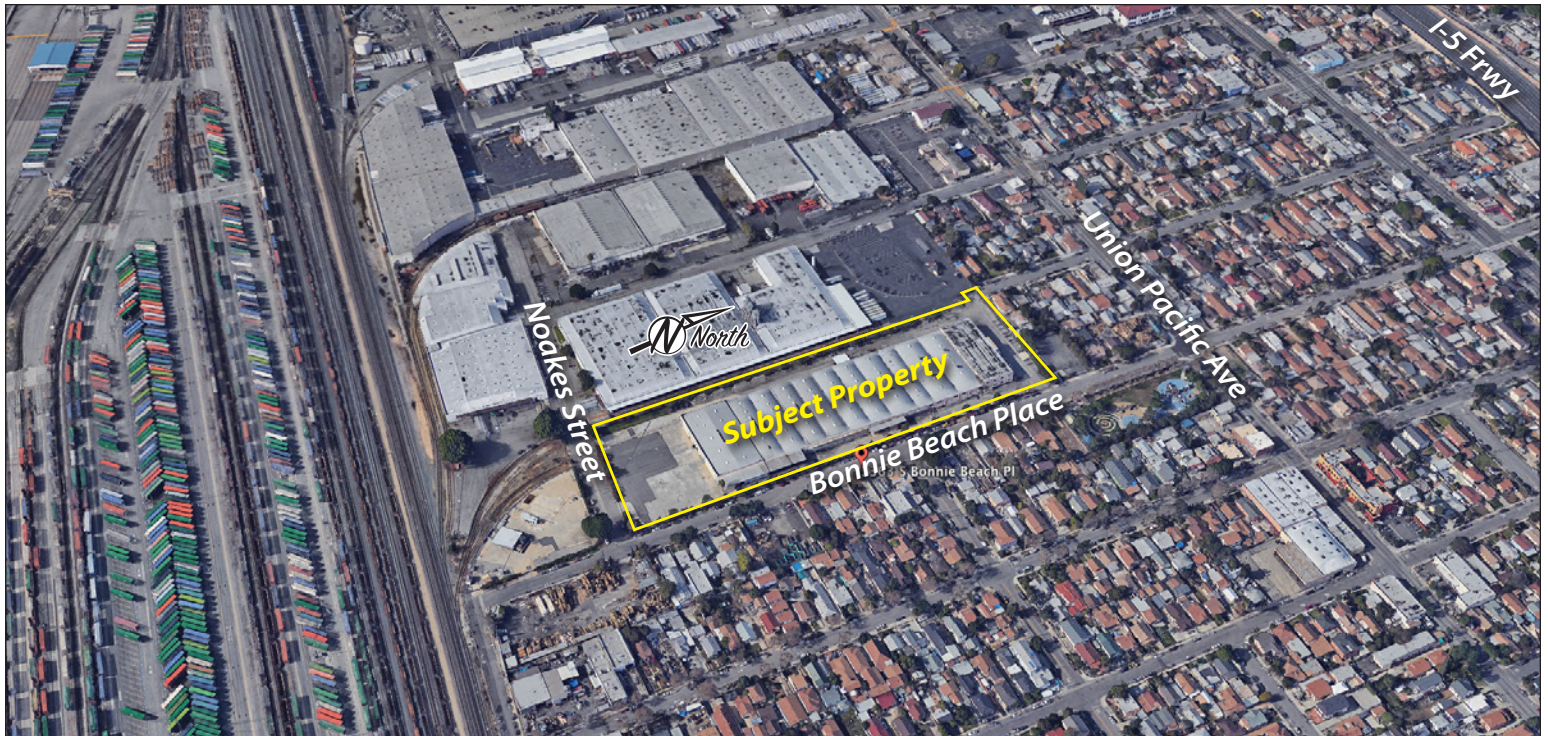
4555 Pacific Blvd., Vernon, CA 90058-2207

Industrial and Commercial Real Estate Specialists  
Since 1959

[www.dorinrealty.com](http://www.dorinrealty.com)

The information contained herein is from sources we believe to be reliable but, we do not guarantee its accuracy. All measurements & dimensions are approximations and are not to scale. Clients are encouraged to verify their accuracy.

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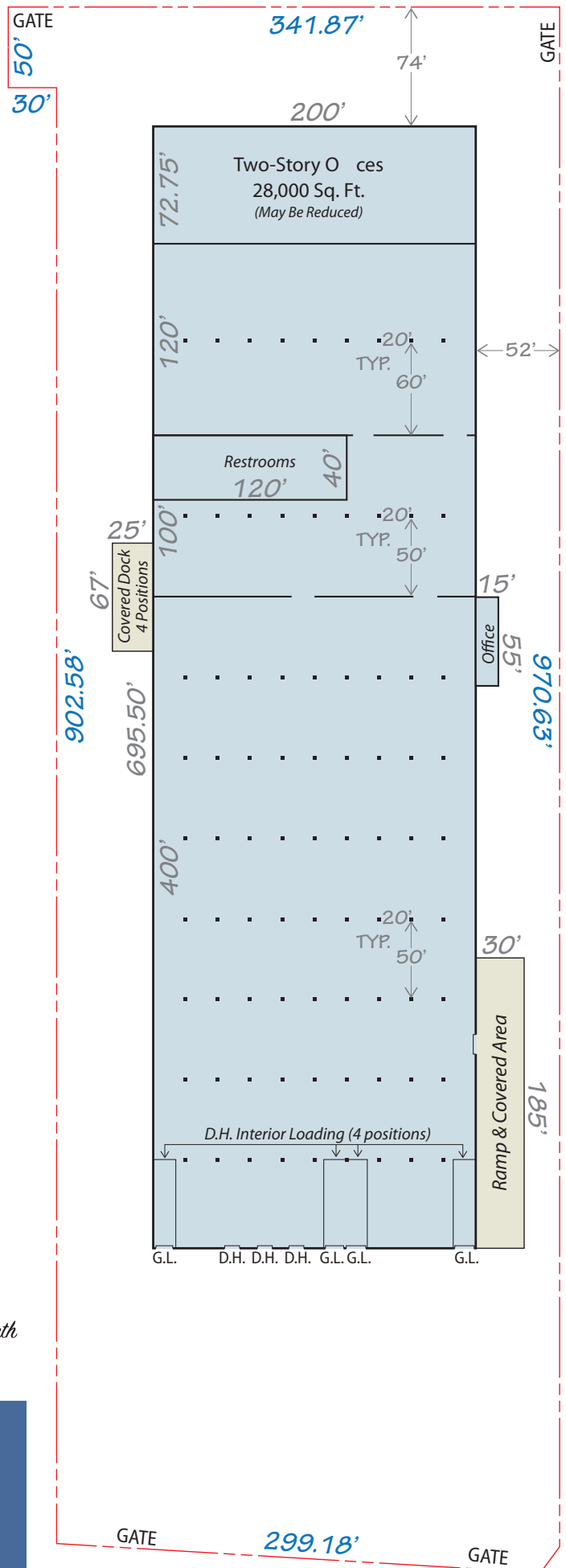
# 1363 S. Bonnie Beach Place Commerce, CA 90023

**Available SF:** 154,425

**Prop Lot Size:** 304,049 SF / 6.98 AC

**Yard:** Fenced/Paved

**Zoning:** M2

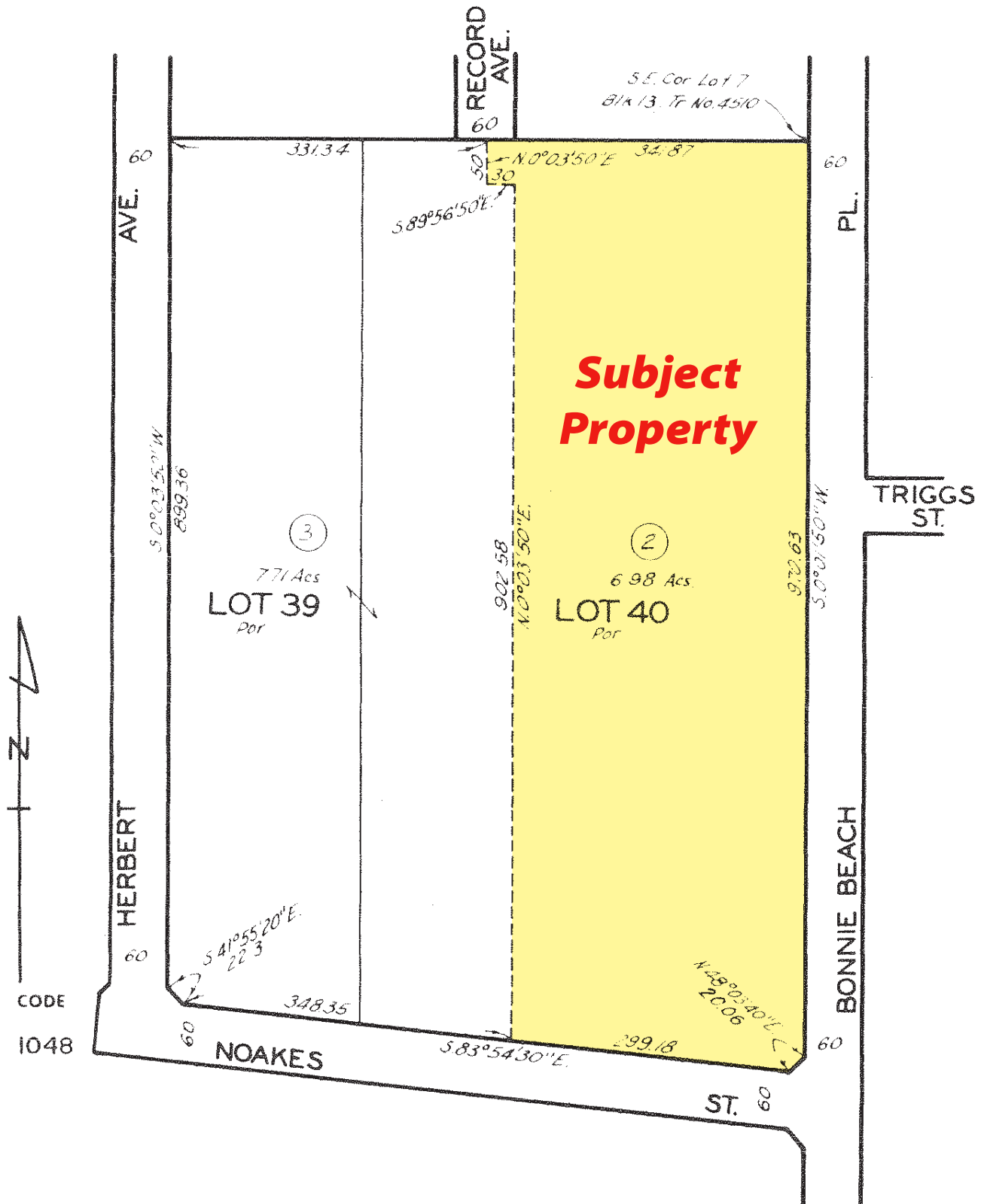


**Noakes Street**

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**DORIN REALTY**  
 COMPANY, INC.  
 Lic. No. 00531646

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# 1363 S. Bonnie Beach Place Commerce, CA 90023

*Noakes St. / S. Bonnie Beach Pl.*

Fantastic Corporate Headquarters/Distribution/Manufacturing Facility  
Classy Two-Story Offices, Some of Which May Be Removed  
11 Dock High Loading Positions  
Abundant Fenced Parking or Extra Land for Container or Vehicle Parking  
Industrial "Drive Around" Property wth Multiple Street Access Points  
ØImmediate Proximity to 5 & 710 Freeways & Freeway Hub

**Lease:** \$169,870

**Lease Price/SF:** \$1.10 Gross

**Taxes:** , 2016

**Available SF:** 154,425

**Prop Lot Size:** 304,049 SF / 6.98 AC

**Yard:** Fncd/Pvd

**Zoning:** M2

**Construction Type:** Tiltup

**Const Status/Year Blt:** EXIST / 1956

**Sprinklered:** Yes

**Ground Lvl Drs/Dim:** 3

**High/Dim:** 11 / (4) 14x12; (3) 8x10;  
(4) Via Exterior Docks

**Clear Height:** 16-24

**Heat/Cool:** Roof

**Type:** SB BT

**A:** 1,200 **V:** 120/208 **Ø:** 3 **W:** 4

**Parking Spaces:** 500 /Bldg Ratio: 3.3:1

**Rail Service:** Possible

**Specific Use:** WHSEDistribution

**Office SF / #:** 20,000 / 22

**Restrooms:** 7

**Office Air:** Yes Office Heat: Yes

**Finished Ofc Mezz:** 14,000 SF

**Include In Available:** Yes

**Unfinished Mezz:** Ø

**Include In Available:** No

**Possession:** December 1, 2024

**To Show:** Call Agent

**Region:** LA Central/Commerce/Vernon

**Thomas Guide:** 675E2

**APN#:** 5242018002

**Listing Company:** Dorin Realty Company,  
Los Angeles (213) 627-0007

**Agent:** Mark Whitman (213) 6270007x 124

**Notes:** All details must be verified.

Possession: December 1, 2024.

Other Construction: Steel Frame, Dry Wall Interior,  
Stucco Exterior



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