



Penta Pacific Properties

9500 Norwalk Blvd Santa Fe Springs, CA 90670 | 562-699-1922

Available SF 4,800 SF

Industrial For Lease

Building Size 18,350 SF



**Address:** 4715 E Washington Blvd, Commerce, CA 90040

**Cross Streets:** 710 Fwy/Washington Blvd

Multi-Tenant Building  
Clean Industrial Unit on Washington Right Off 710 Fwy  
Corner Unit with 3 Ground-Level Loading Doors  
3 Restrooms / 100 Amps 240 Volts  
No CAM Charge / Low Gross Rate\*

<b>Lease Rate/Mo:</b>	TBD	<b>Sprinklered:</b>	No	<b>Office SF / #:</b>	222 SF / 1
<b>Lease Rate/SF:</b>	TBD	<b>Clear Height:</b>	14'	<b>Restrooms:</b>	3
<b>Lease Type:</b>	Gross	<b>GL Doors/Dim:</b>	3 / 10'x12'	<b>Office HVAC:</b>	None
<b>Available SF:</b>	4,800 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	4,800 SF	<b>A: 100 V: 240 O: 3 W:</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	TILT UP	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	Acceptable to Owner	<b>Const Status/Year Blt:</b>	Existing / 1973	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 7</b>	<b>/ Ratio: 1.5:1</b>	<b>Vacant:</b>	Yes
<b>Taxes:</b>	No	<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	No	<b>Specific Use:</b>	Warehouse/Office	<b>Market/Submarket:</b>	Commerce/Vernon
<b>Zoning:</b>	CM-1			<b>APN#:</b>	
<b>Listing Company:</b>	Penta Pacific Properties				
<b>Agents:</b>	<a href="mailto:greg@pentapacific.com">Greg Jenkins 562-618-9440</a> , <a href="mailto:loren@pentapacific.com">Loren Smith 310-717-5334</a>				
<b>Listing #:</b>	41901414	<b>Listing Date:</b>	02/10/2025	<b>FTCF:</b>	CB250N000S000
<b>Notes:</b>	Verify power information. greg@pentapacific.com, cell (562) 618-9440. No semi-truck loading. Contingent upon termination of existing lease. Call broker regarding lease rate.				

