

Available SF 20,040 SF Industrial For Lease Building Size 207,915 SF



Property Name: Commerce Distribution Center
Address: 5976 Slauson Ave, Commerce, CA 90040
Cross Streets: S Eastern Ave/Slauson Ave

Commerce Distribution Center
 6 Dock High Loading Positions, 24' Clearance
 Part of Master Planned Industrial Park
 Professionally Managed; 24/7 Watch Security

<p>Lease Rate/Mo:</p> <p>Lease Rate/SF: \$1.39</p> <p>Lease Type: NNN / Op. Ex: \$0.267</p> <p>Available SF: 20,040 SF</p> <p>Minimum SF: 20,040 SF</p> <p>Prop Lot Size: POL</p> <p>Term: Acceptable to Owner</p> <p>Sale Price: NFS</p> <p>Sale Price/SF: NFS</p> <p>Taxes:</p> <p>Yard: No</p> <p>Zoning: M2</p> <p>Listing Company: Colliers - El Segundo</p> <p>Agents: Mike Foley 310-321-1813, Connor McRae 323-278-3112, Christopher Sheehan, SIOR 310-321-1831</p> <p>Listing #: 32102800</p> <p>Notes: \$0.267 PSF operating expenses. Please verify all information.</p>	<p>Sprinklered: Yes</p> <p>Clear Height: 24'</p> <p>GL Doors/Dim: 0</p> <p>DH Doors/Dim: 6</p> <p>A: 200 V: 110/220 O: 3 W: 4</p> <p>Construction Type: Tiltwall</p> <p>Const Status/Year Blt: Existing / 1974</p> <p>Whse HVAC: No</p> <p>Parking Spaces: 10 / Ratio: 0.5:1</p> <p>Rail Service: No</p> <p>Specific Use: Warehouse/Distribution</p>	<p>Office SF / #: 2,400 SF / 5</p> <p>Restrooms: 3</p> <p>Office HVAC: Heat & AC</p> <p>Finished Ofc Mezz: 0 SF</p> <p>Include In Available: No</p> <p>Unfinished Mezz: 0 SF</p> <p>Include In Available: No</p> <p>Possession: 02/01/26</p> <p>Vacant: No</p> <p>To Show: Call broker</p> <p>Market/Submarket: Commerce/Vernon</p> <p>APN#: 6332015017</p> <p>FTCF: CB250N000S000/OAA</p>
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