

Available SF

5,845 SF

Industrial For Lease & For Sale

Building Size

5,845 SF

## NOW FOR SALE!



**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

**Lease Rate/Mo:** \$5,260  
**Lease Rate/SF:** \$0.90  
**Lease Type:** Gross  
**Available SF:** 5,845 SF  
**Minimum SF:** 5,845 SF  
**Prop Lot Size:** 0.17 Ac / 7,500 SF  
**Term:** Acceptable to Owner  
**Sale Price:** \$1,295,000.00  
**Sale Price/SF:** \$221.56  
**Taxes:**  
**Yard:** Fenced/Paved  
**Zoning:** CM/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:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** Commerce/Vernon  
**APN#:** 6335-008-016,6335-008-017

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

**Listing #:** 41877259

**Listing Date:** 02/05/2025

**FTCF:** CB000N000S000

**Notes:** Call broker for commission information.



**Mark Whitman**  
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