

WWW.6501FLOTILLA.COM

6501 FLOTILLA ST

COMMERCE • CA 90040

LEASE RATE REDUCED!

\$266,538/Mo (\$1.69 PSF/Mo) Gross

**±157,715 SF INDUSTRIAL BUILDING
ON ±304,926 SF OF LAND FOR LEASE**



READY TO GO AND FULLY ENERGIZED



TEAMCLINE



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Located in the core of LA's Central industrial market, 6501 Flotilla Street is a brand-new $\pm 157,715$ SF Class A industrial facility on ± 7 acres. Featuring 36' clear height, 18 dock high doors, 2 ground level doors, and 18 trailer stalls, the building also includes $\pm 8,003$ SF of office space and a $\pm 3,745$ SF finished mezzanine ideal for modern warehouse and distribution operations.



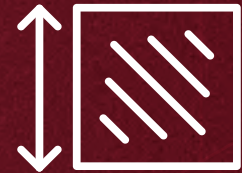
**18 Trailer
Parking Stalls**



**Brand New
Building**



**Easy Access to
710, 5, 605 & 60
Freeways**



36' Clear



ESFR Sprinklered



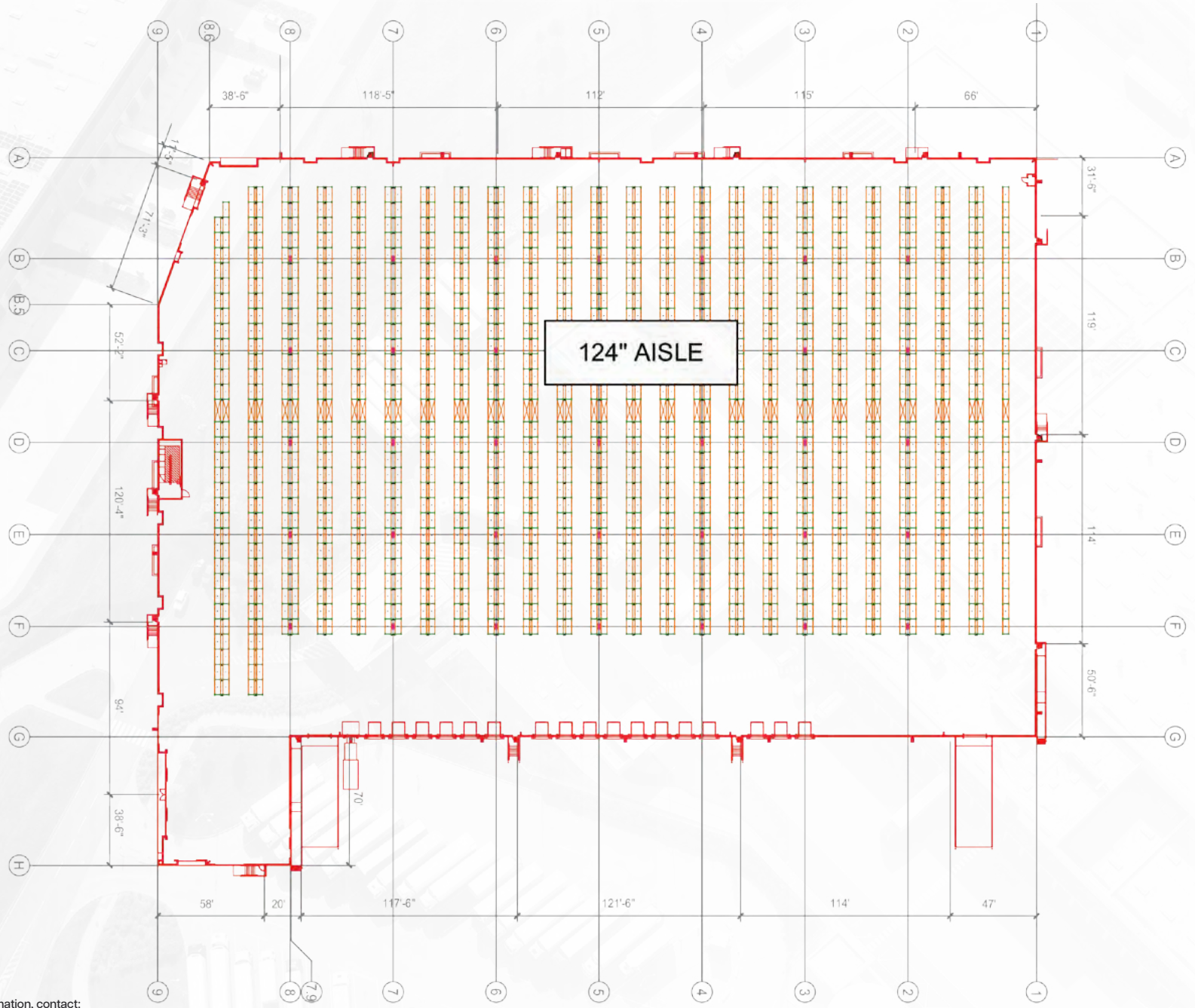
**18 Dock High
Doors**

SITE AREA	
In s.f.	304,926 sf
In acres	7.0 ac
BUILDING AREA	
Office - 1st floor	4,258 sf
Office - Mezzanine	3,745 sf
Warehouse	149,712 sf
TOTAL	157,715 sf
FLOOR AREA RATIO	
Maximum Allowed	1.000
Actual	0.517
SITE COVERAGE	
Maximum Allowed	60.0%
Actual	50.5%
AUTO PARKING REQUIRED	
Office: 1/300 s.f.	27 stalls
Whse: 1/2,000 s.f.	75 stalls
TOTAL	102 stalls
AUTO PARKING PROVIDED	
Standard (9' x 19')	79 stalls
ADA Standard (9' x 19')	4 stalls
ADA Van (9' x 19')	1 stalls
Standard EVCS (9' x 19')	4 stalls
ADA EVCS Standard Parking (9' x 19')	1 stalls
ADA EVCS Van Parking (12' x 19')	1 stalls
EV Capable Spaces (9' x 19')	19 stalls
TOTAL	109 stalls
TRAILER PARKING REQUIRED	
1 trailer per 1 dock door	18 stalls
TRAILER PARKING PROVIDED	
Trailer (12' x 50')	18 stalls
ZONING ORDINANCE	
Zoning - Heavy Industrial (M2)	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 50'	
LANDSCAPE REQUIREMENT	
Percentage - 5% of lot area	
LANDSCAPE PROVIDED	
In s.f.	30,091 sf
Percentage	9.9%
SETBACKS	
Building	
Front - 15'	
Side/Rear - none	



Available SF	±157,715	For Sale	NFS
Minimum SF	±157,715	Parking Spaces	109
Clear Height	36'	Rail Service	Yes - Unknown
Sprinklered	ESFR	GL Doors	2
Prop Lot Size	7 AC / ±304,926	DH Doors	18
Term	Acceptable To Owner	Construction Type	Tilt-wall
Yard	Yes	Specific Use	Warehouse/Distribution
Office SF	±8,003	Warehouse AC	No
Finished Office Mezzanine	±3,745	Zoning	M2
Included in Available	Yes	Market/Submarket	LA Central
Possession Date	Completion	APN	6336-014-013
Const Status/Year Blt	Under Construction	Power	A: 2000 V: 480 Ø: 3 W: 4

PROPERTY INFORMATION

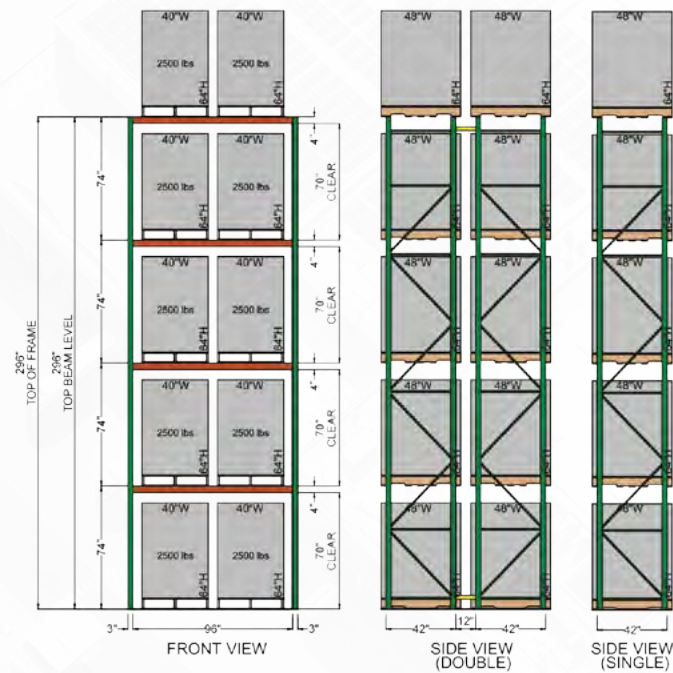
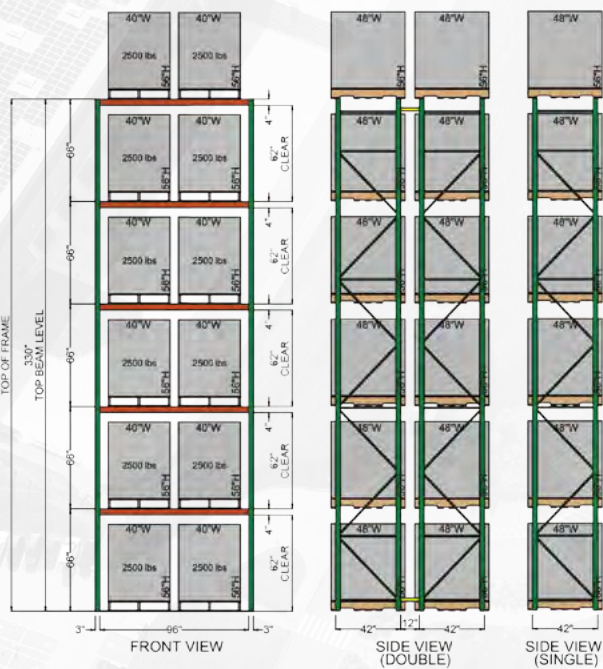


For more racking information, contact:

RAYMOND WEST
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No warranty or representation is made to the accuracy of the Conceptual Racking Plan or Rendering Racking Plan. No liability of any kind is to be imposed on the broker or owner herein and shall not be held responsible for any decisions made based on such information.

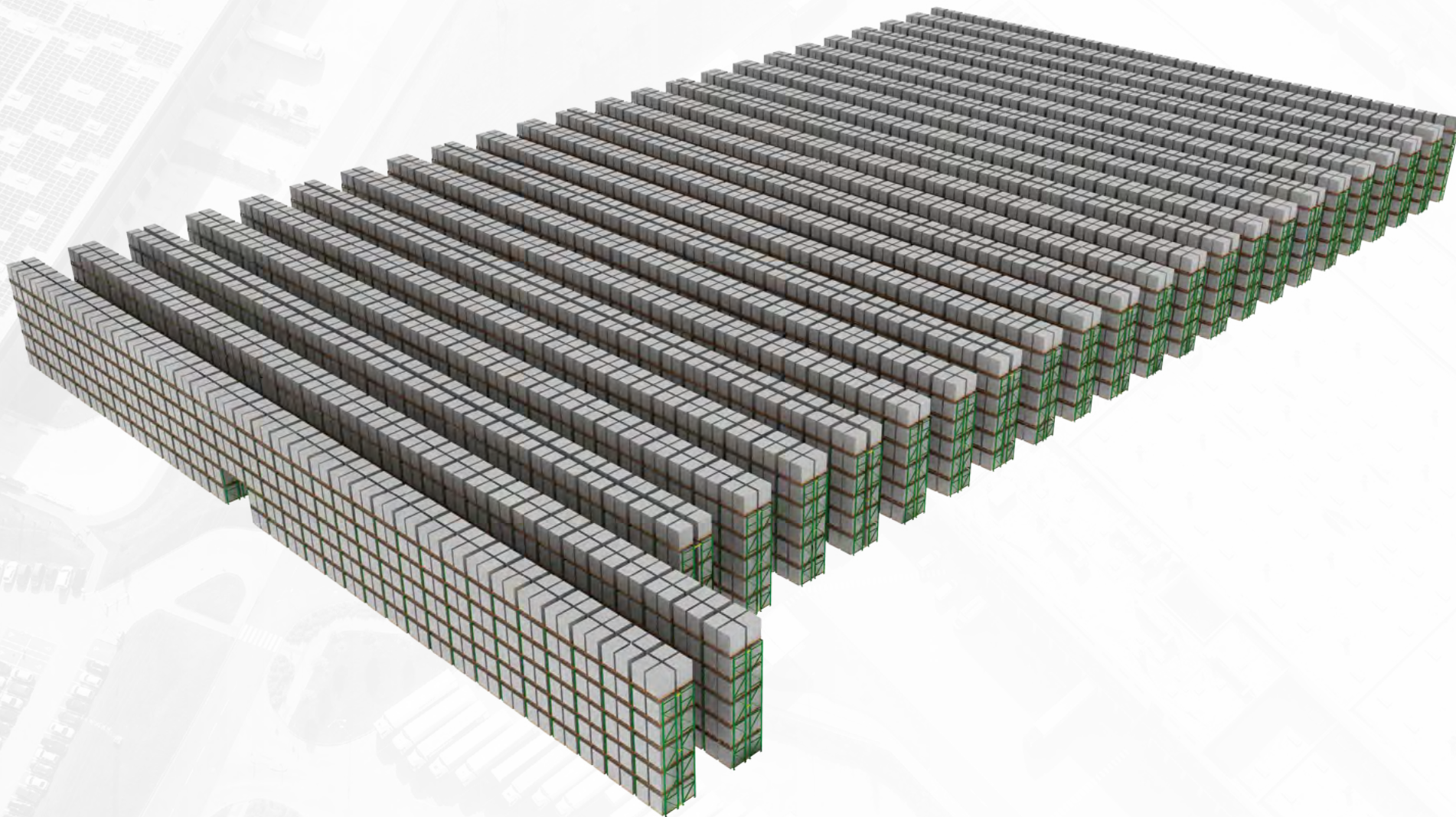


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CONCEPTUAL RACKING FLOOR PLAN

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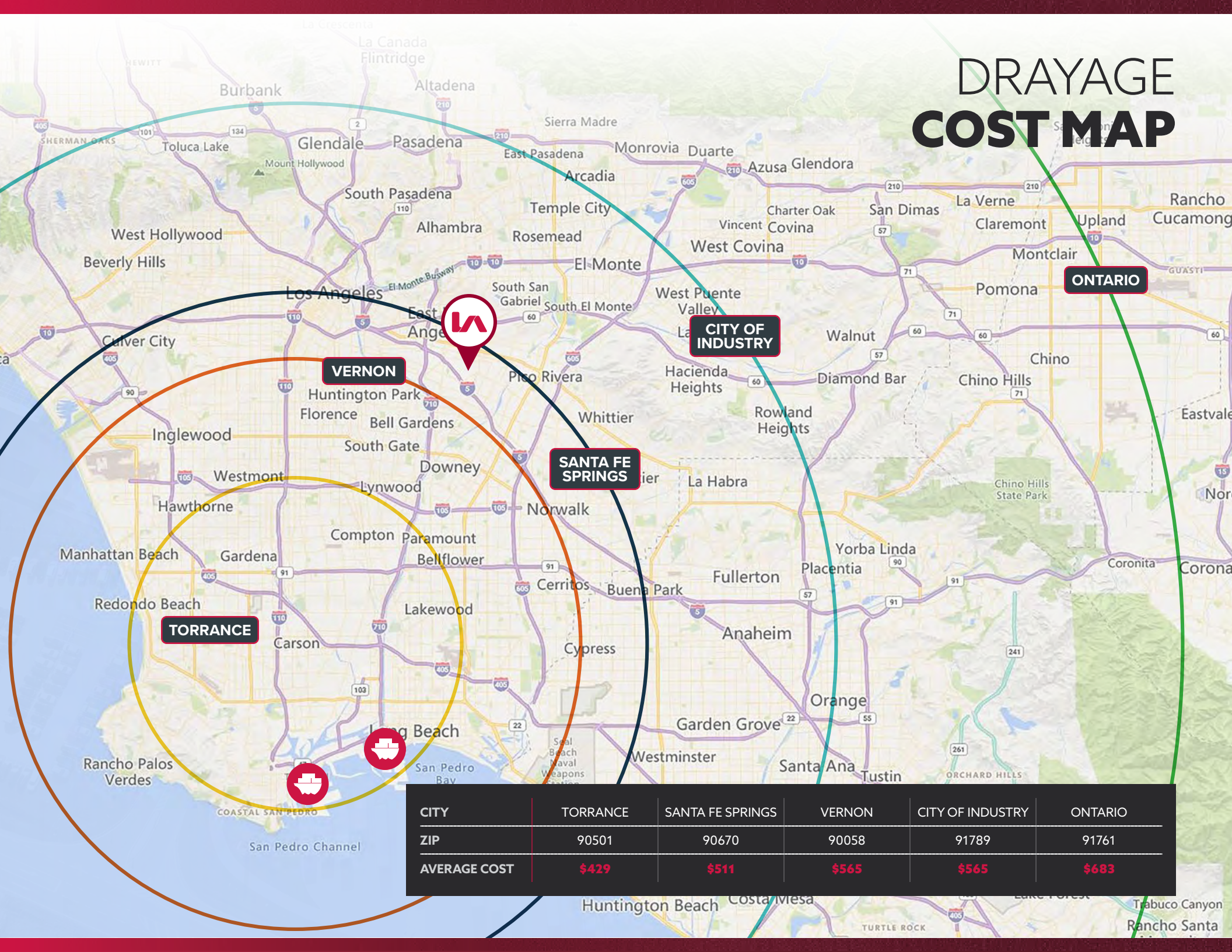
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DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$429	\$511	\$565	\$565	\$683

For More Information,
Please Contact

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.