

Offering Memorandum

OFFERING PRICE: \$9,995,000

Price / Sqft - \$270.38

6310 Corsair St.

Commerce, CA 90040

FREESTANDING INDUSTRIAL BUILDING

- ±36,688 SF Freestanding Industrial Building
- ±52,751 SF lot (1.21 acres) | ±67% Site Coverage
- Ceiling Height - 16-20 Feet
- Zoned M-2 (Heavy Industrial) | Built in 1956
- Strategically located for last-mile fulfillment, regional distribution, and industrial operations

Link: [Aerial View Video](#) [Virtual Tour](#)

BRCAdvisors
REAL ESTATE INVESTMENT SERVICES

Avi Narang
Senior Vice President
818-288-0697
avinarang@brcadvisors.com
CA License 01448548



TABLE OF CONTENTS

SUBJECT PROPERTY

Executive Summary

Location Overview

Building Features

Photo Gallery



SUBJECT
PROPERTY



EXECUTIVE SUMMARY

6310 Corsair Street offers a rare opportunity to acquire a ±36,688 SF freestanding industrial facility on a ±52,751 SF (1.21-acre) parcel within the highly coveted industrial core of the City of Commerce. Zoned M-2 with ±67% site coverage, the property is well-suited for a range of industrial uses including warehousing, manufacturing, and logistics.

Located on a quiet cul-de-sac just off Washington Boulevard, the building benefits from excellent visibility and immediate access to major transportation routes including I-710, I-5, I-10, and SR-60. This location offers seamless connectivity to Downtown Los Angeles, the Ports of Los Angeles and Long Beach, and the Inland Empire's vital distribution hubs.

Originally constructed in 1956 with durable CTU block construction, the building includes ±2,900 SF of upgraded office/showroom improvements featuring two private offices, two showrooms, and three restrooms. The balance of ±33,788 SF serves as functional warehouse space, with minimum clear heights of 15 feet and up to 20 feet in select areas. The property is equipped with one (1) ground-level loading door and three (3) dock-high doors, offering efficient loading capabilities for a variety of users.

Additional features include 200 amps of 3-phase power, a fully sprinklered interior, a fenced and paved yard, 30 on-site parking spaces, and a security camera system. The site has no rail encumbrance, preserving full truck and yard usability.

Whether for an owner-user or investor, 6310 Corsair presents an exceptional opportunity in one of Southern California's strongest industrial submarkets—characterized by low vacancy, high demand, and proximity to critical supply chain infrastructure.

6310 Corsair Street



6236-010-020

ASSESSOR PARCEL NUMBER



±36,688 SF

BUILDING SIZE



±52,751 SF

LOT SIZE



1956

YEAR BUILT



±2,900 SF

Office/Showroom



Industrial

PROPERTY TYPE

CURRENT USE

M-2 (1.17/1,000 SF)

(Heavy Industrial / City of Commerce)



LOCATION OVERVIEW-CITY OF COMMERCE

Located in one of Southern California's most coveted infill industrial corridors, the City of Commerce continues to outperform as a premier logistics, warehousing, and manufacturing hub. 6310 Corsair Street benefits from a rare combination of functional design, excellent freeway access, and proximity to the region's most important infrastructure – making it an ideal site for mid-size industrial users or investors seeking a long-term, high-performing asset.

Strategically positioned in the heart of the Greater Los Angeles industrial basin, the property is within 20 miles of the Ports of Los Angeles and Long Beach, minutes from Downtown LA, and directly connected to the Inland Empire via major freeways and transit corridors.

- **Central Infill Location:** Prime Commerce submarket positioning with direct access to the Ports, Downtown LA, and Inland Empire.
- **Established Industrial Ecosystem:** Dense concentration of distribution, logistics, apparel, and light manufacturing tenants in immediate proximity.
- **Superior Freeway Connectivity:** Immediate access to I-5, I-710, I-10, I-605, and SR-60 – enabling efficient local and regional distribution.
- **Labor Availability:** Supported by surrounding residential neighborhoods and public transportation, offering access to a skilled and diverse workforce.
- **Port Proximity:** Less than 20 miles to both the Port of Los Angeles and Port of Long Beach, two of the busiest container ports in the U.S.
- **High-Demand, Low-Supply Market:** Vacancy below 1.0% and limited available land drive strong tenant demand and rental growth.
- **Rail Access:** Near Union Pacific's East Los Angeles Yard and BNSF's Hobart Yard, offering intermodal and national freight service.
- **Pro-Business City Governance:** City of Commerce supports expedited permitting and flexible M-2 zoning for industrial operations.
- **Alameda Corridor Access:** Direct freight rail link to the ports and inland rail network, significantly improving cargo velocity and logistics efficiency.
- **Last-Mile Efficiency:** Ideally positioned to serve the greater Los Angeles region's population of over 10 million – ideal for final-mile distribution and urban logistics
- **Air Freight Accessibility:** Approximately 25 minutes to LAX and 15 minutes to Long Beach Airport (LGB) for executive travel and time-sensitive shipments.



LOCATION OVERVIEW-CITY OF COMMERCE



CTU Block Construction
BUILDING CONSTRUCTION



Office & Showroom
HEATING & AIR-CONDITIONING



Fully Fenced & Secured
PARKING LOT



2 Private Offices = ±2,900 SF (Total)
(2) Private offices, (2) showrooms, (3) restrooms
OFFICES



4
DOCK-HIGH DOORS



200 Amp / 3-Phase System
ELECTRICAL



±33,788 SF
WAREHOUSE AREA



1
STORIES



16-20'
CEILING HEIGHT (EST.)



3
RESTROOMS

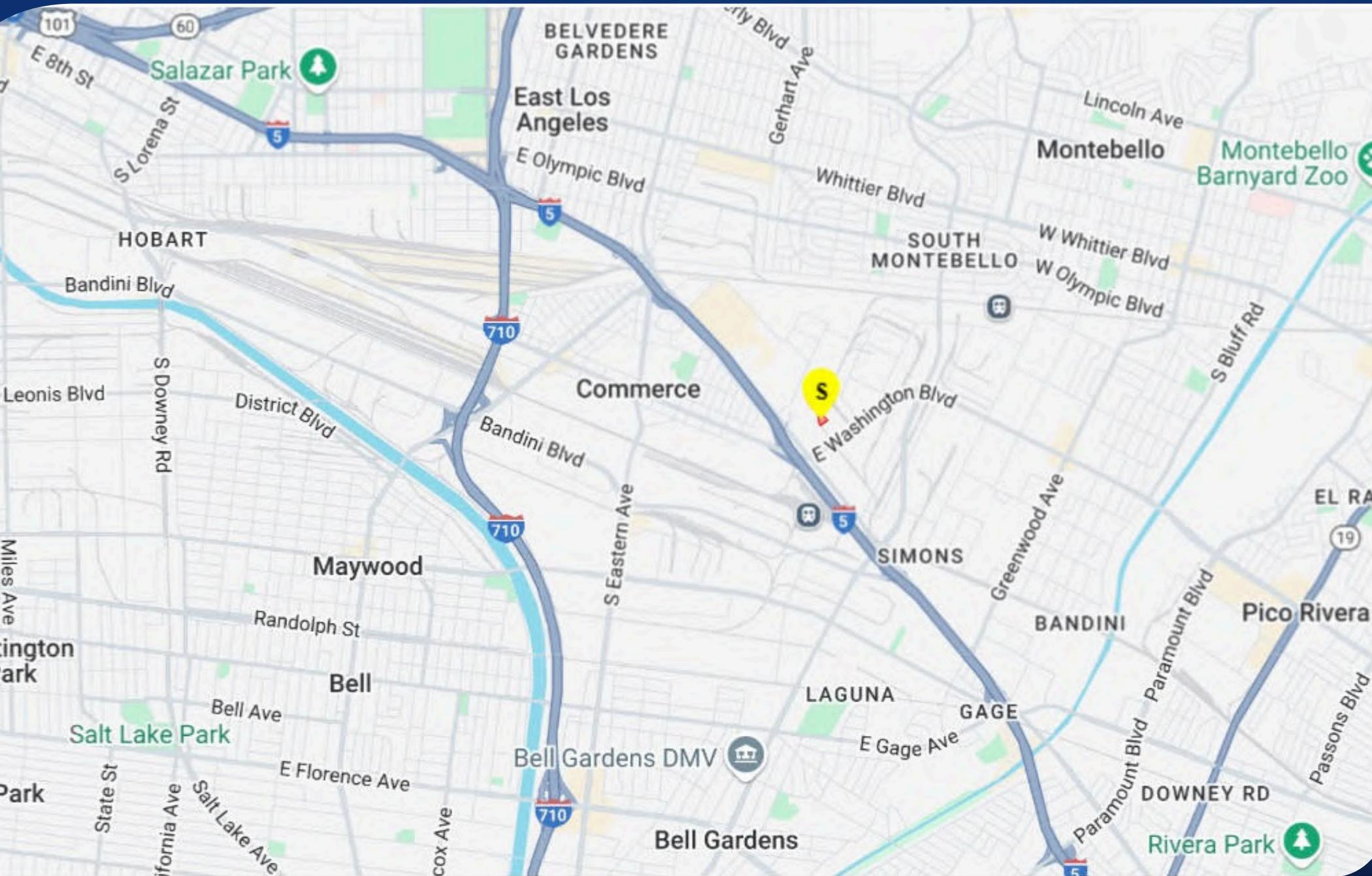


±30
PARKING SPACE

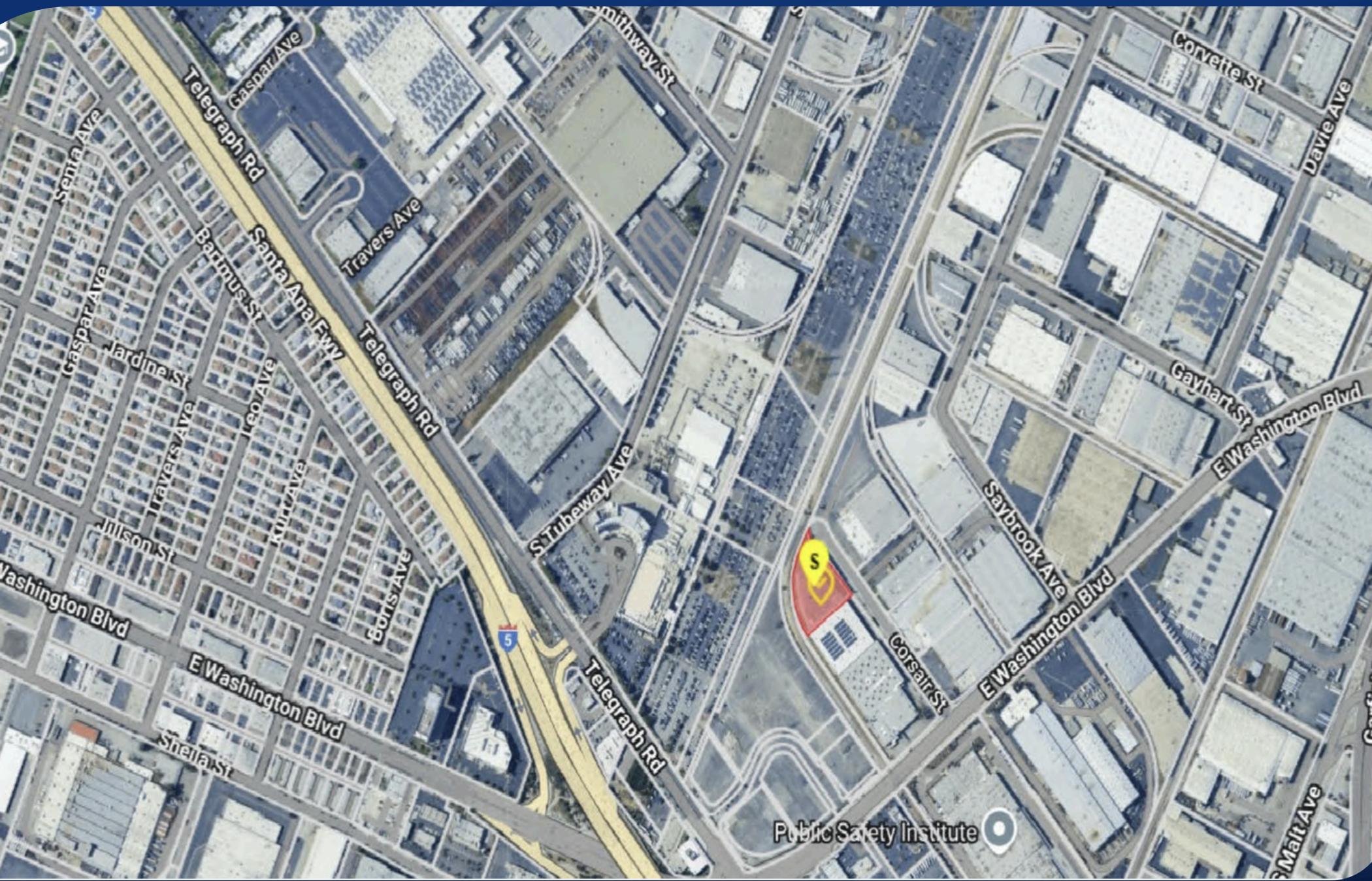


100%
SPRINKLER COVERAGE

Location Map



Satellite Location



Plat Map

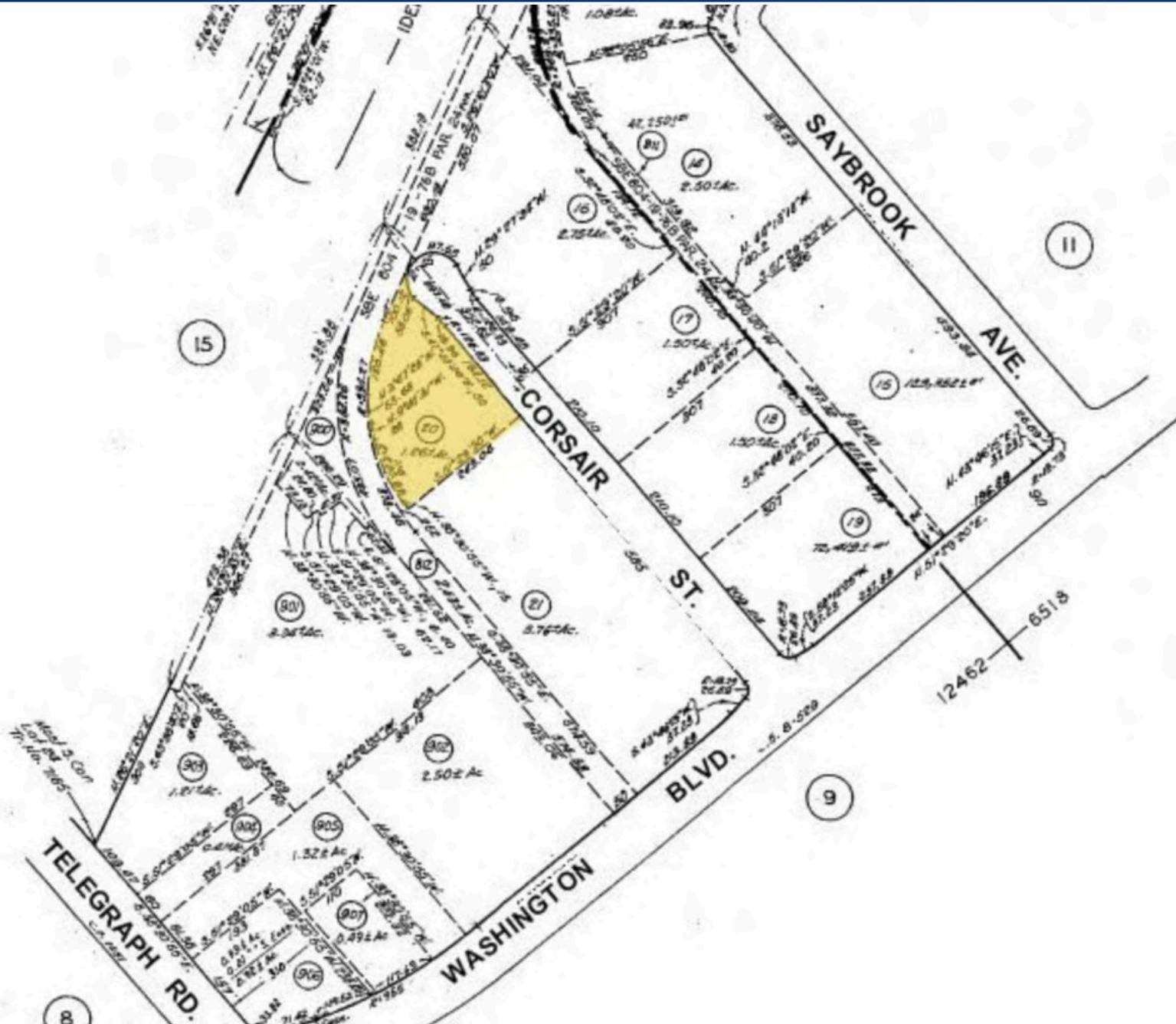


PHOTO GALLERY - EXTERIOR



PHOTO GALLERY - AERIAL VIEW

Link: [Aerial View Video](#) [Virtual Tour](#)

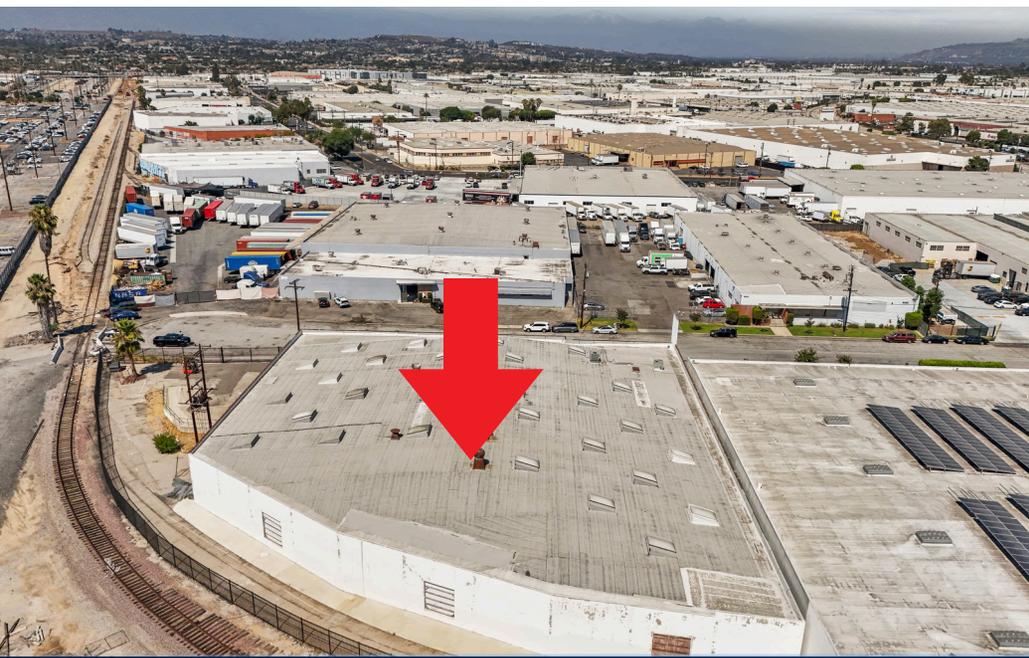


PHOTO GALLERY - AERIAL VIEW

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PHOTO GALLERY - INTERIOR

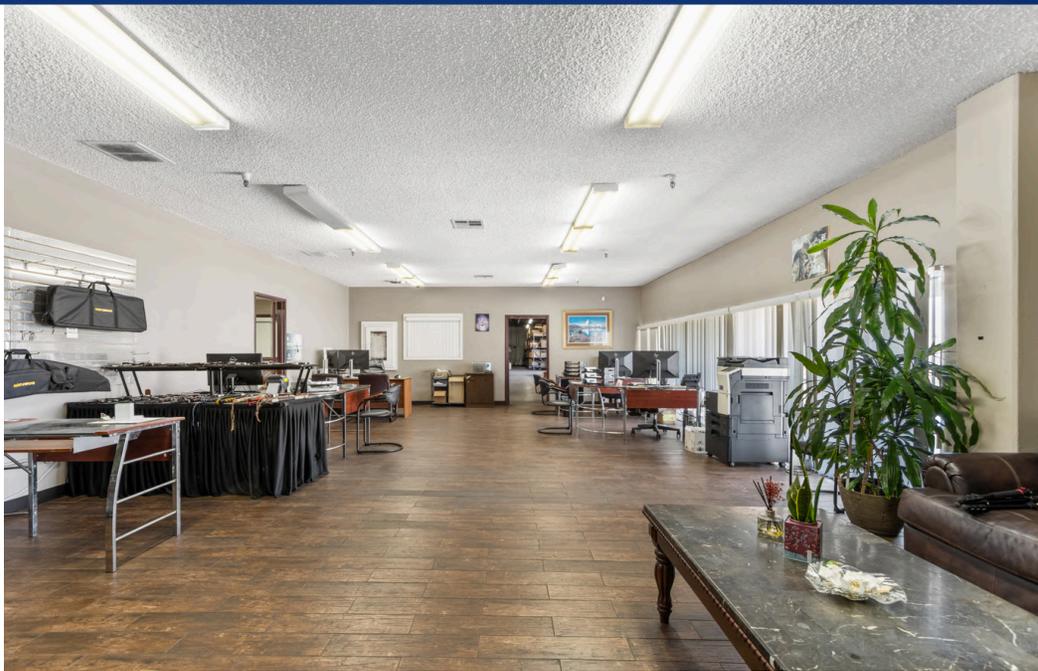
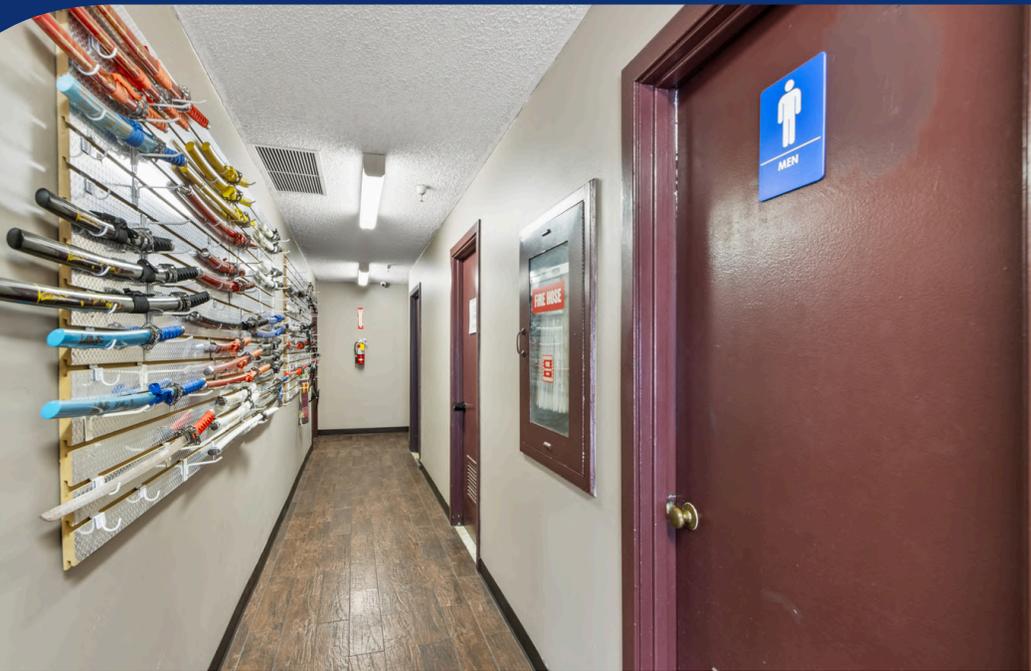
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PHOTO GALLERY - INTERIOR



PHOTO GALLERY - INTERIOR



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