

5106 E WASHINGTON BLVD

COMMERCE • CA 90040

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE



FOR LEASE

±7,000 SF INDUSTRIAL UNIT

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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

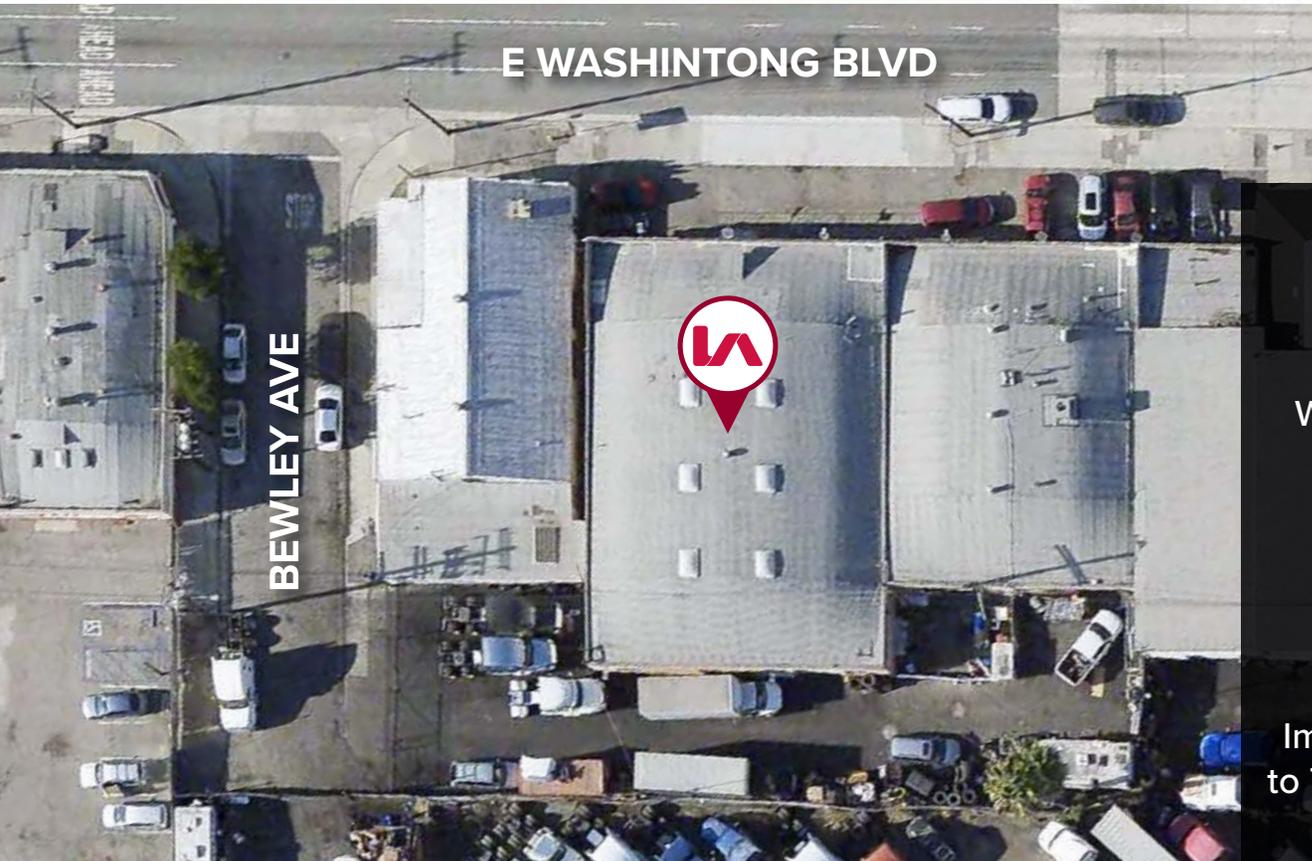
Lee & Associates | Downtown Los Angeles 1201 N Main St
CORP ID 02174865 Los Angeles, CA 90012
Lee & Associates | Commerce 5675 Telegraph Rd, Ste 300
CORP ID 01125429 Commerce, CA 90040

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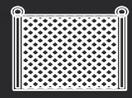
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PROPERTY HIGHLIGHTS



Washington Blvd
Frontage



Fenced Yard for
Parking & Loading



Immediate Access
to 710 & 5 Freeways



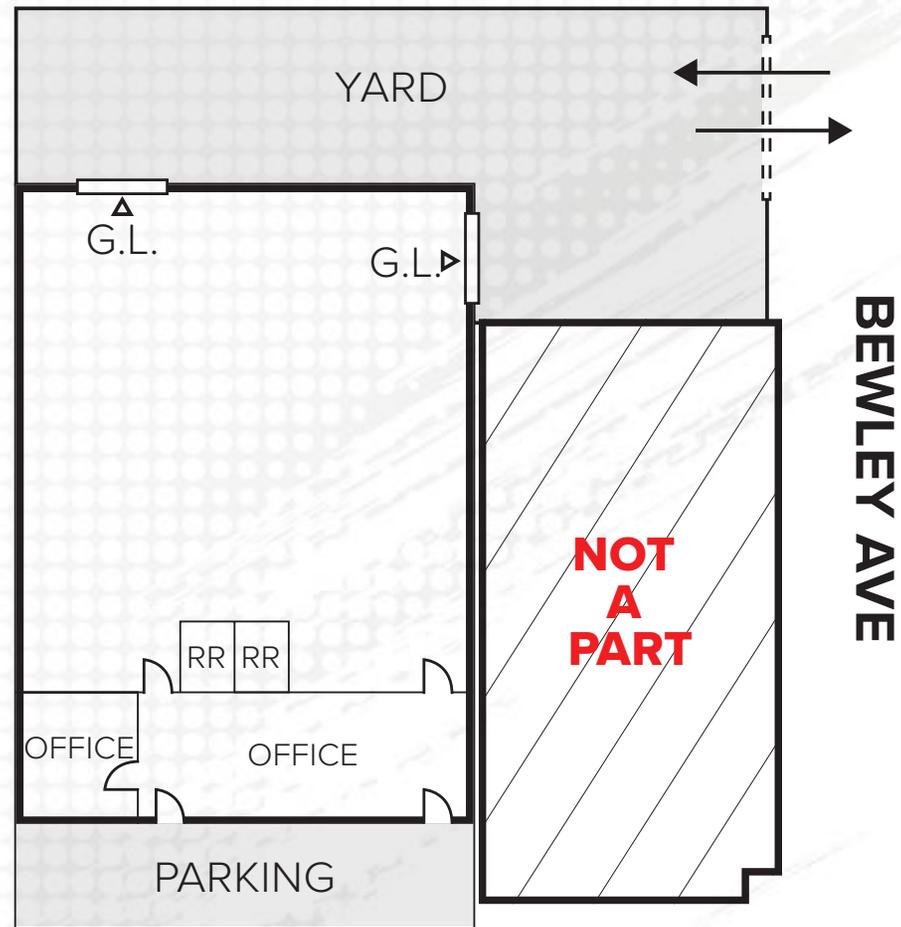
Clear Span
Warehouse

Located at 5106 E Washington Blvd, Commerce, CA, this 7,000 SF industrial space features Washington Blvd frontage, a clear span warehouse with 12' ceilings, two ground-level doors, and a fenced yard for parking and loading. The property offers easy access to the 710 and 5 Freeways, making it ideal for manufacturing or industrial users.

PROPERTY INFORMATION

Available SF	±7,000 SF
Prop Lot Size	POL
Office Size	±1,400 SF
APN	5244-034-018
Zoning	CM-1
Year Built	1957
Construction Type	Concrete
Yard	Yes
Restrooms	2
Clear Height	12'
DH/GL Doors	0 DH / 2 GL
Sprinklered	No
Power	A: 200 V: 240 Ø: 1 W: 3
Term	3-5 Years
Possession Date	Now
Vacant	Yes
Market/Submarket	Commerce / Vernon

PROPERTY SITE PLAN



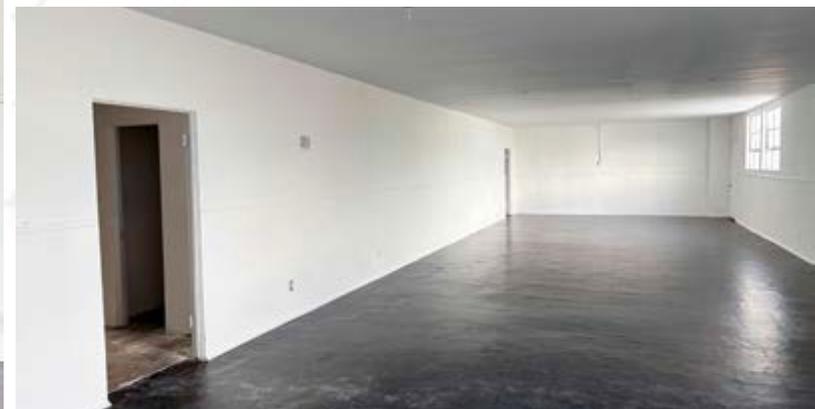
E WASHINGTON BLVD

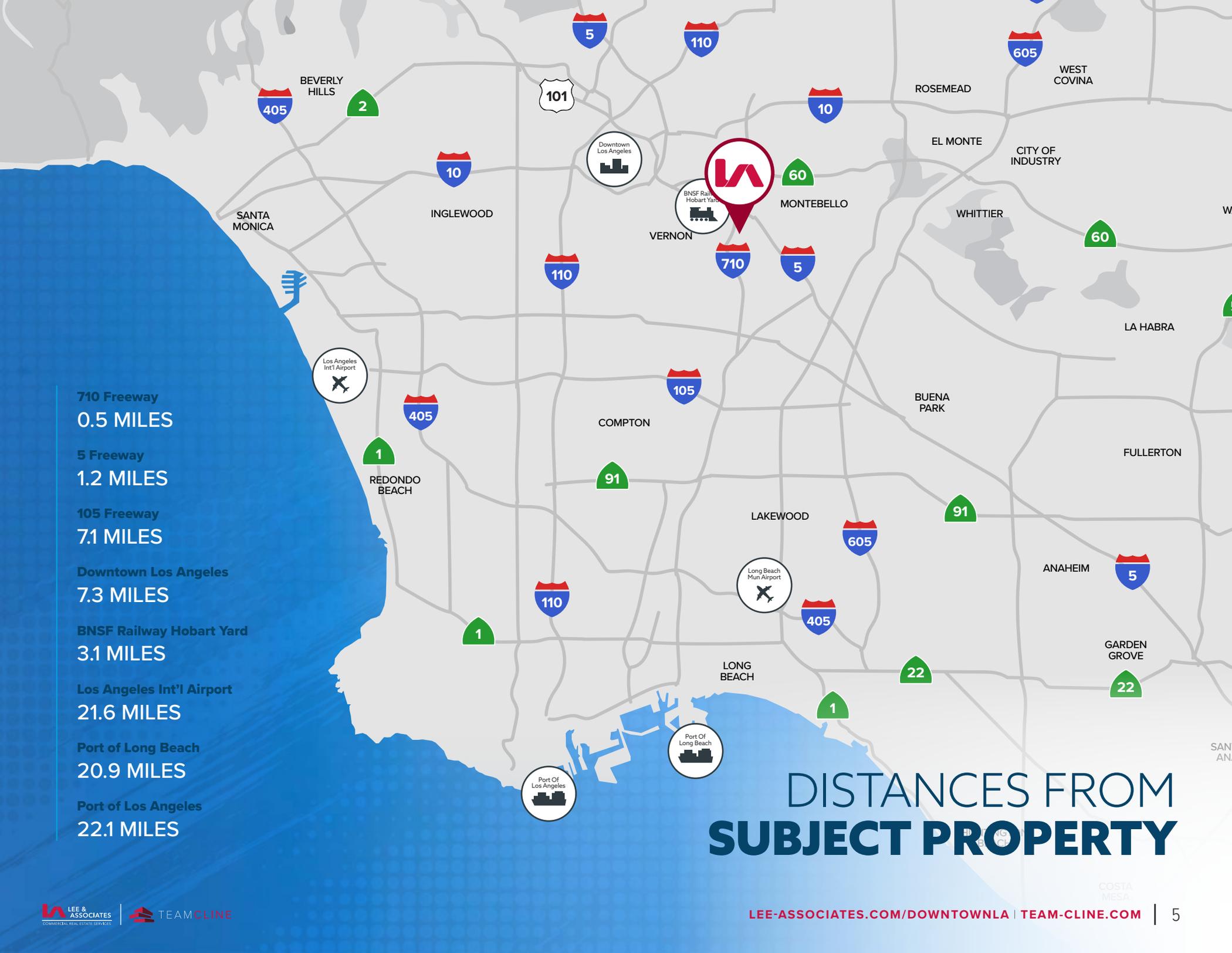
NOTE: Drawing not to scale. All measurements and sizes are approximate. Buyer/Lessee to verify.

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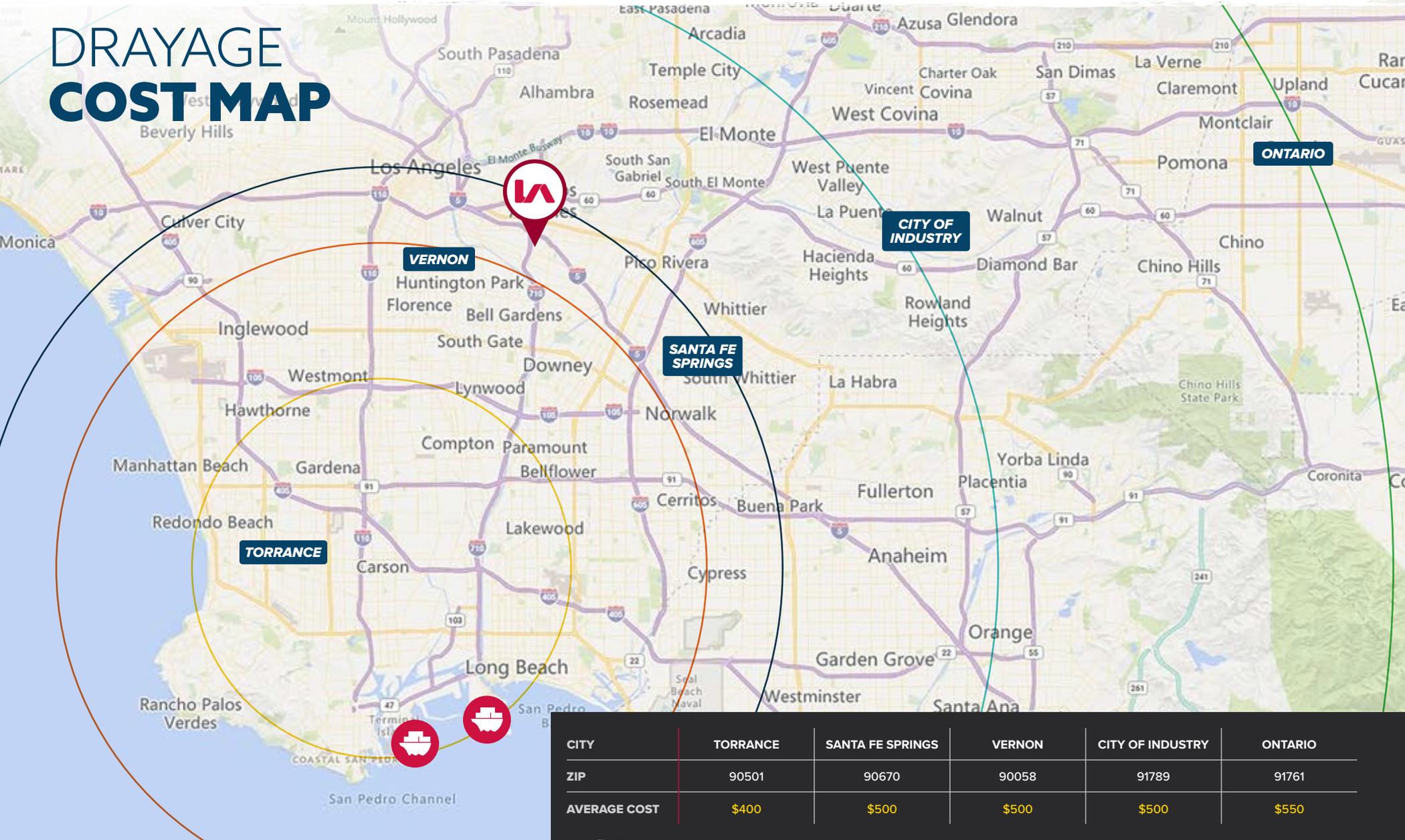
DISTANCES FROM SUBJECT PROPERTY

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DRAYAGE COST MAP



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.