

Available SF 29,623 SF

Industrial For Lease

Building Size 29,623 SF



**Address:** 6400 Fleet St, Commerce, CA 90040  
**Cross Streets:** Seybrook Ave / Fleet St

Excellent Commerce Location  
Fenced Yards  
Load Levelers

**Lease Rate/Mo:** \$23,106  
**Lease Rate/SF:** \$0.78  
**Lease Type:** Gross / Op. Ex  
**Available SF:** 29,623 SF  
**Minimum SF:** 29,623 SF  
**Prop Lot Size:** 1.07 Ac / 46,695 SF  
**Term:** Submit  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** Fenced / Paved  
**Zoning:** M2CM

**Sprinklered:** Yes  
**Clear Height:** 14' - 18'  
**GL Doors/Dim:** 1 / 10x10 - Ramp  
**DH Doors/Dim:** 4 / 3: 10x10, 1 Ext. Dock  
**A: 400 V: 120/240 O: 3 W: 1**  
**Construction Type:** Tilt-wall  
**Const Status/Year Bilt:** Existing / 1954  
**Whse HVAC:** No  
**Parking Spaces:** 22 / **Ratio:** 0.74:1,000  
**Rail Service:** Yes - Unknown  
**Specific Use:** Warehouse/Distribution

**Office SF / #:** 2,903 SF / 9  
**Restrooms:** 2  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** 01/01/21  
**Vacant:** No  
**To Show:** Call Broker  
**Market/Submarket:** Commerce/Vernon  
**APN#:** 6336-012-016

**Listing Company:** Lee & Associates - Industry, Inc.  
**Agents:** Jeff Bethel 562.568.2002  
**Listing #:** AIR CRE Use Only  
**Notes:** Clear Height: 14'-18'

**Listing Date:** AIR CRE Use Only

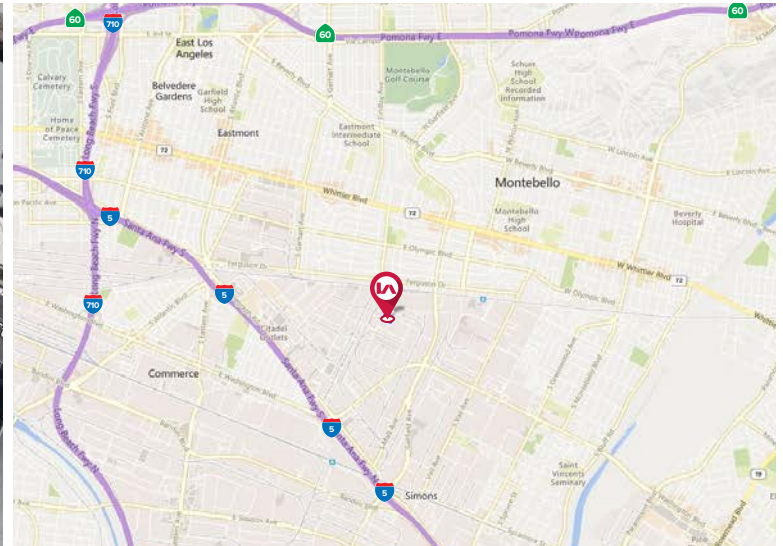
**FTCF:** CB000N000S000 / A0AA



**Property Aerial**



**Location Map**



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.