

Available SF 21,200 SF

Industrial For Lease

Building Size

21,200 SF



**Address:**

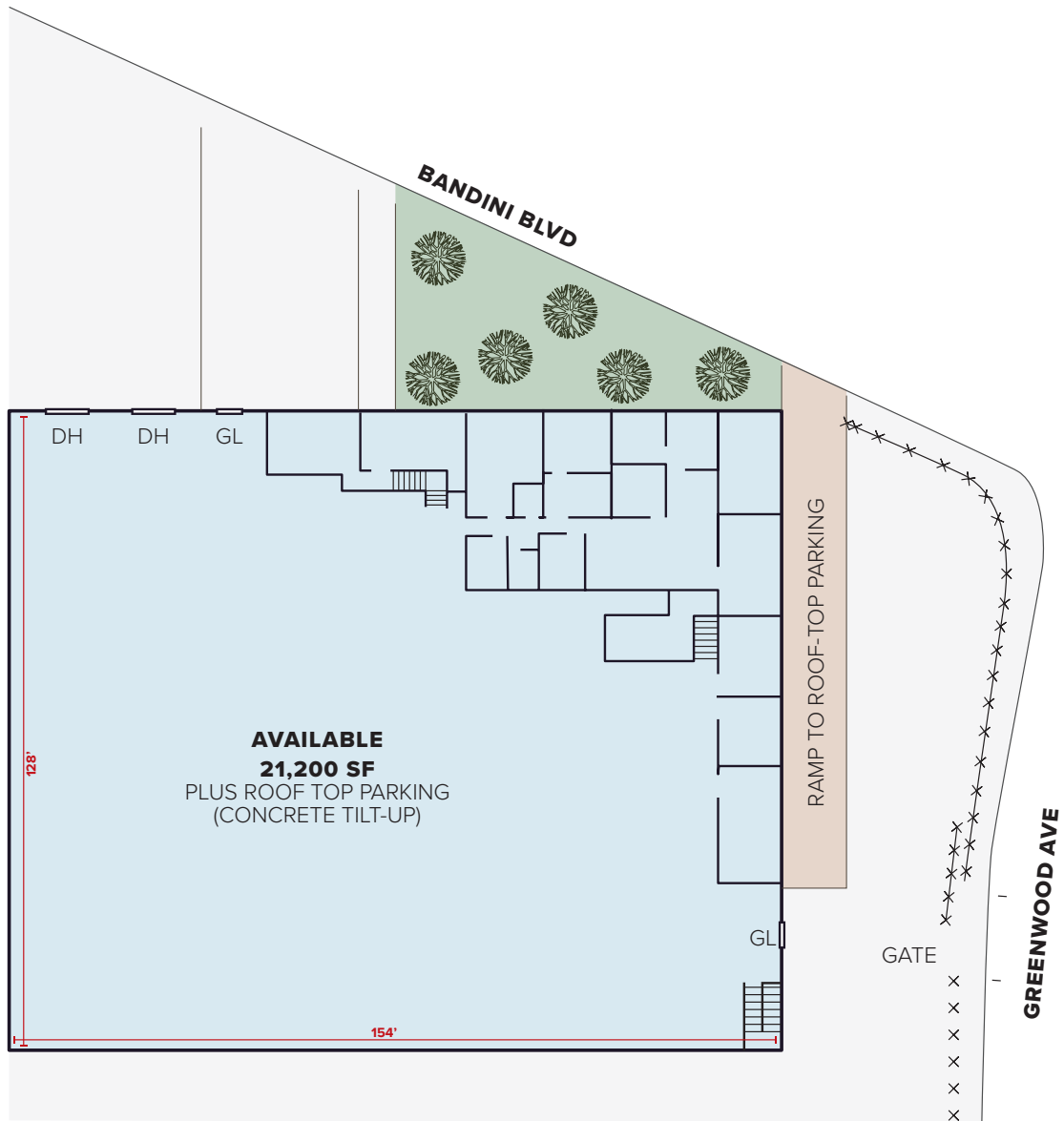
7460 Bandini Bl., Commerce, CA 90040

Santa Ana (5) Frwy Frontage / Visibility  
Signage Visible From Freeway  
4 Dock High With Kelly Load Levelers  
Rooftop Parking With 46 Spaces

<b>Lease Rate/Mo:</b>	\$16,960	<b>Sprinklered:</b>	No	<b>Office SF / #:</b>	3,322 SF
<b>Lease Rate/SF:</b>	\$0.80	<b>Clear Height:</b>	17'	<b>Restrooms:</b>	
<b>Lease Type:</b>	Gross / Op. Ex:	<b>GL Doors/Dim:</b>	1	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	21,200 SF	<b>DH Doors/Dim:</b>	4	<b>Finished Ofc Mezz:</b>	1,232 SF
<b>Minimum SF:</b>	21,200 SF	<b>A: 600 V: 240/240 O: 3 W: 3</b>		<b>Include In Available:</b>	Yes
<b>Prop Lot Size:</b>	0.72 Ac / 31,458 SF	<b>Construction Type:</b>	Tilt-wall	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	Submit	<b>Const Status/Year Bilt:</b>	Existing / 1965	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	30 Days
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 46 / Ratio: 2.17:1,000</b>		<b>Vacant:</b>	No
<b>Taxes:</b>	\$10,722 / 2020	<b>Rail Service:</b>	No	<b>To Show:</b>	Call Broker
<b>Yard:</b>	Fenced	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	LA Central
<b>Zoning:</b>	M2			<b>APN#:</b>	6356-007-025
<b>Listing Company:</b>	Lee & Associates - Commerce				
<b>Agents:</b>	Jeff Hubbard 323.767.2037				
<b>Listing #:</b>	AIR CRE Use Only	<b>Listing Date:</b>	AIR CRE Use Only	<b>FTCF:</b>	CB250Y150S000 /AOAA
<b>Notes:</b>	Special Features: Free Standing Building. Lessee to Verify Information Herein.				

# ±21,200 SF INDUSTRIAL BUILDING AVAILABLE

7460 BANDINI BLVD | COMMERCE, CALIFORNIA 90040



**NOTE:** Drawing not to scale. All measurements and sizes are approximate.

FOR MORE INFORMATION, PLEASE CONTACT ►

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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.