

Available SF 61,237 SF

Industrial For Lease

Building Size 61,237 SF



Address: 2300 S Eastern Ave, Commerce, CA 90040

Cross Streets: S Eastern Ave/Harbor St

Excellent Central Location
 Easy Access to 5 & 710 Freeways
 161,723 SF of Land
 100 Ft Covered Sprinklered Dock
 88 Car Parking

Lease Rate/Mo:	\$70,423	Sprinklered:	Yes	Office SF / #:	17,340 SF / 16
Lease Rate/SF:	\$1.15	Clear Height:	16'	Restrooms:	7
Lease Type:	Net / Op. Ex: \$0.11	GL Doors/Dim:	1 / 13'x26' Ramp	Office HVAC:	Heat & AC
Available SF:	61,237 SF	DH Doors/Dim:	9 / (3) 12'x18'; (2) 8'x10'	Finished Ofc Mezz:	0 SF
Minimum SF:	61,237 SF	A: 800 V: 480/480 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	3.71 Ac / 161,723 SF	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Submit	Const Status/Year Blt:	Existing / 1951	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	Yes	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 88 / Ratio: 1.4:1		Vacant:	Yes
Taxes:	\$29,040 / 2023	Rail Service:	No	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:	Warehouse/Distribution	Market/Submarket:	Commerce/Vernon
Zoning:	M2			APN#:	6335025010
Listing Company:	CBRE - El Segundo				
Agents:	Jeff Stephens 213-613-3761 , Jack Mergenthaler 310-363-4946 , Evan Crawford 213-613-3332 , John Stephens 213-613-3418				
Listing #:	40915163	Listing Date:	08/14/2024	FTCF:	CB250N000S000/A0AA
Notes:	Lessee to verify all information.				



Industrial | For Lease: 61,237 SF

2300 S. Eastern Ave

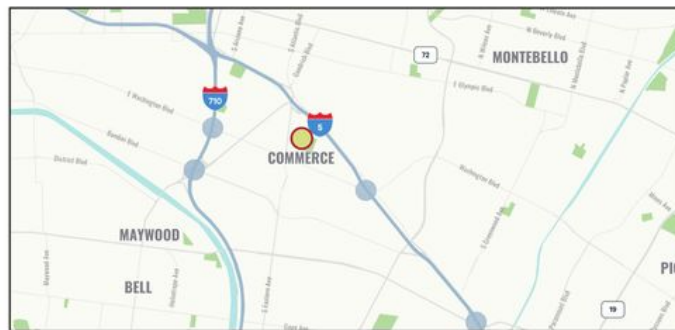
Commerce, CA



Highlights

- + Excellent Central Location
- + Easy Access to 5 and 710 Freeways
- + 161,723 Square Feet of Land
- + 100 Foot Covered Sprinklered Dock
- + 88 Car Parking

Locator Map



Contact Us

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