



FOR LEASE
± 3,650 SF

6148 S. EASTERN AVENUE
Commerce, CA 90040

EXCLUSIVE LISTING TEAM:

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Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.






PROPERTY INFO 6148 S. EASTERN AVENUE

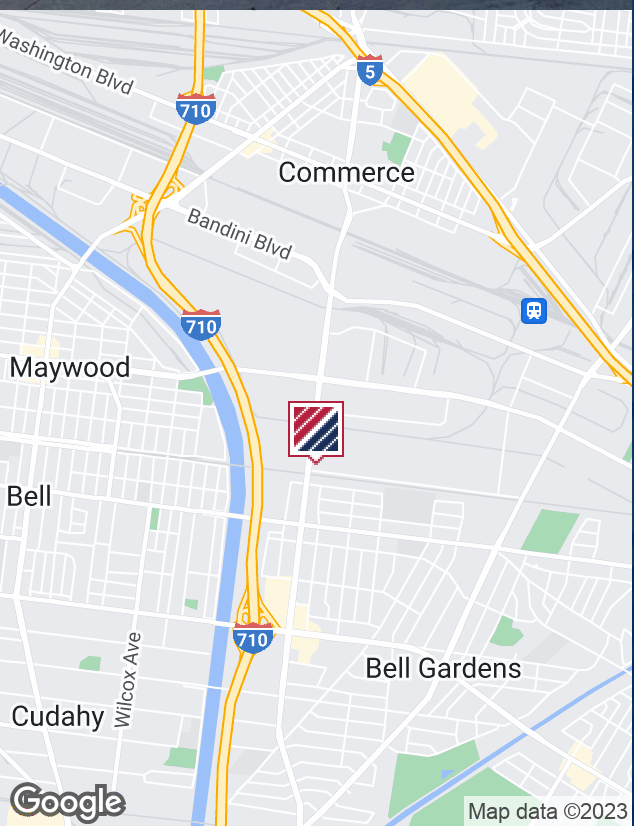
Industrial Property | ± 3,650 SF

 Rent
\$1.53 PSF

 Operating Expenses:
\$0.11 PSF

Features

- ±35,500 SF Building
- ±3,650 SF Available
- Multi-Tenant Business Park Environment
- 200 Amps, 208/480 Volt, 3 Phase
- Rare Dock High Loading
- Bonus Rear Storage Area
- Clean and Functional



1
DOCK HIGH DOOR



616 SF
OFFICE SF



14 ft
CLEAR HEIGHT



4
PARKING SPACES

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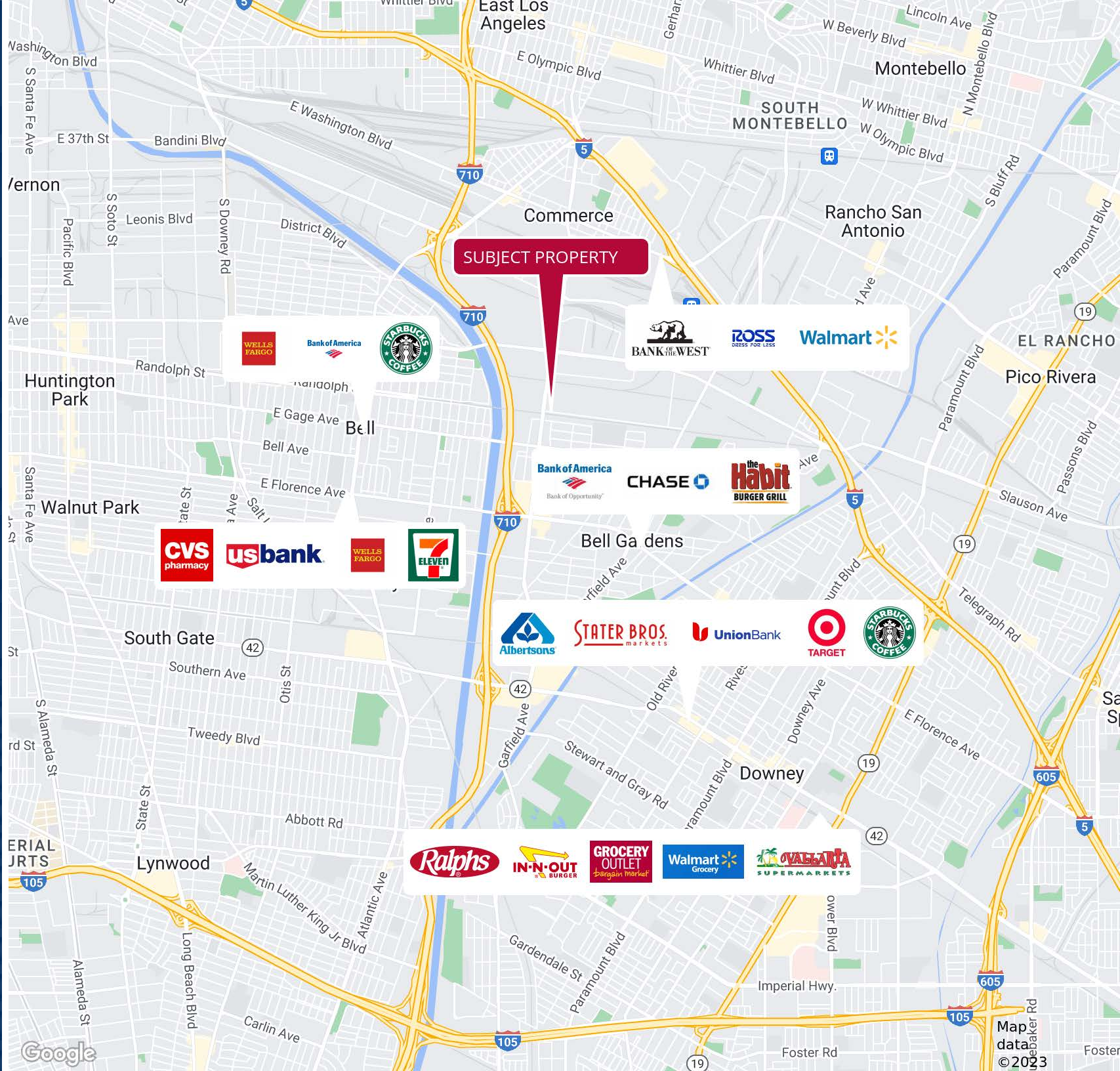
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6148 S. EASTERN AVENUE

Industrial Property | ± 35,500 SF

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Industrial Property | ± 35,500 SF

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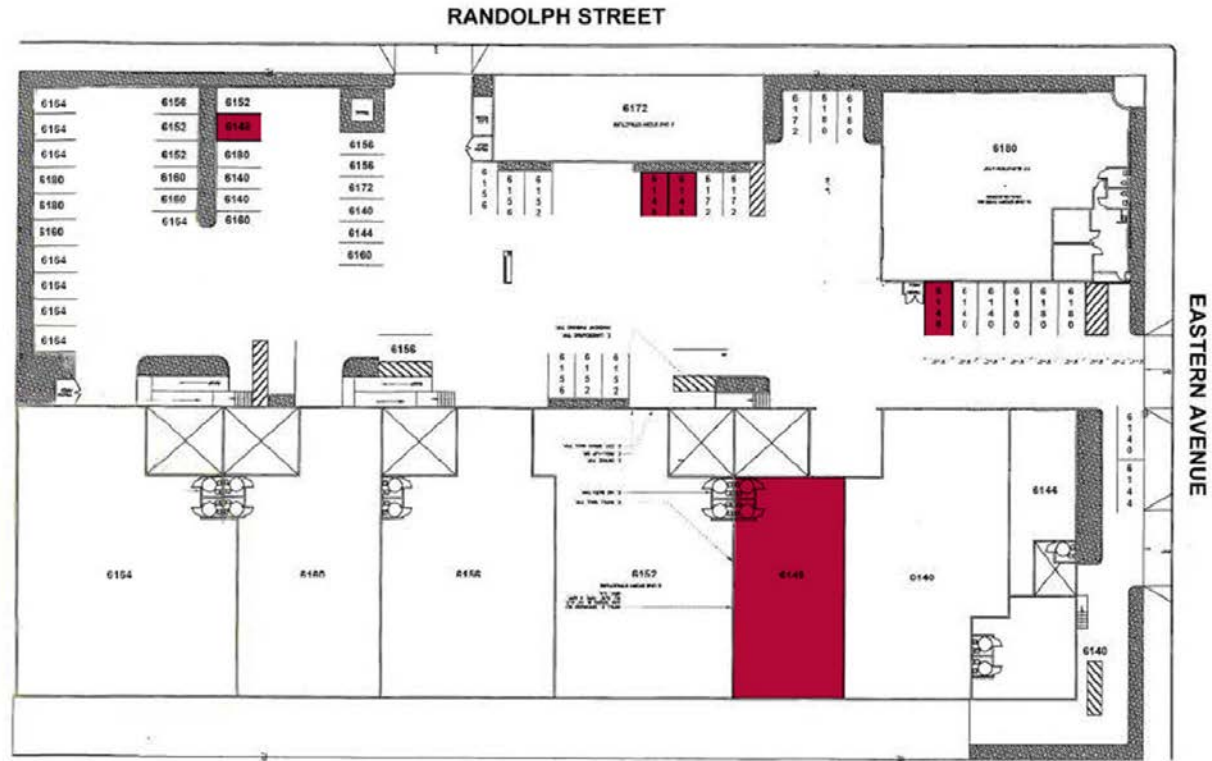
DAUM
COMMERCIAL REAL ESTATE SERVICES



6148 S. EASTERN AVENUE

Industrial Property | ± 35,500 SF

SITE PLAN



Not to scale. Does not constitute a representation or warranty regarding the Project or any portion thereof, and Landlord reserves the right to modify any portion of the Project in its sole discretion as provided in the Lease.

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DEMOGRAPHICS

COMMERCE 2022

121,687	29,097	\$61,833
PEOPLE	HOUSEHOLDS	HH INCOME
2 MILES	2 MILES	2 MILES

COMMERCE 2027

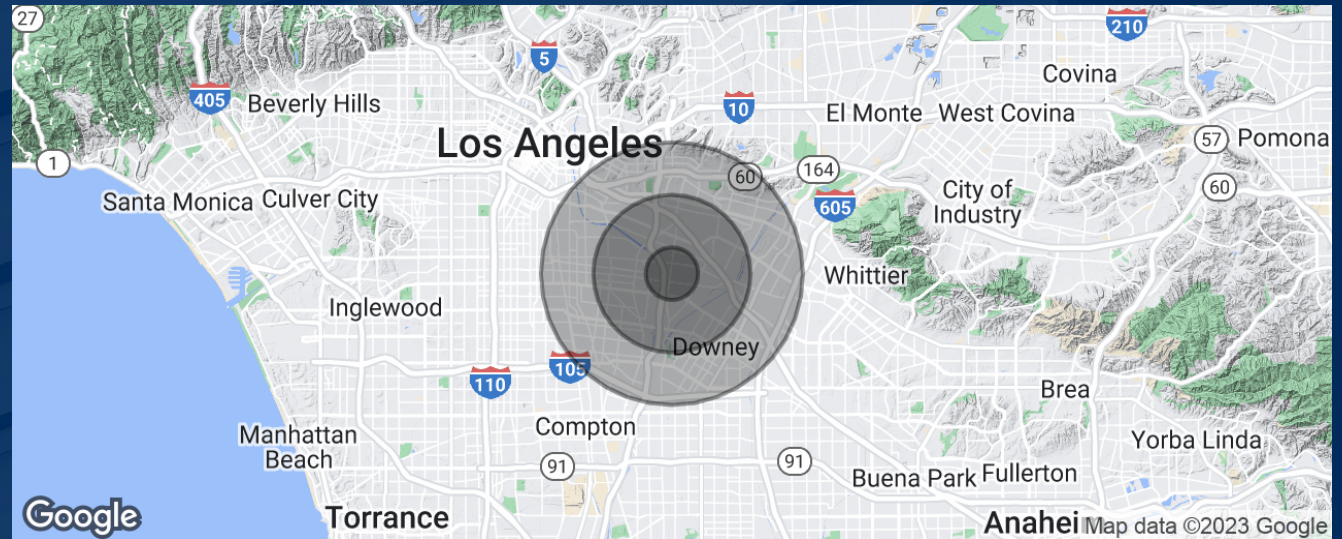
119,082	28,396
POPULATION	HOUSEHOLDS

CONSUMER SPENDING

\$935,808,117
CONSUMER SPENDING
2 MILES 2022



\$875,898,571
CONSUMER SPENDING
2 MILES 2022



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