

± 17,720 SF WITH HUGE PRIVATE AND FENCED YARD



FOR SALE | ± 17,720 SF

6455 CANNING ST.

COMMERCE | CA

FOR MORE INFORMATION, PLEASE CONTACT:

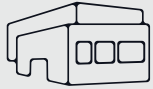
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DAUM
COMMERCIAL REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS



± 17,720 SF
AVAILABLE



43,865 SF
PARCEL SIZE



1,800 SF
OFFICE SPACE



INDUSTRIAL
MANUFACTURING



EASY ACCESS
TO 5 FREEWAY



M2
ZONING

- Huge Private and Fenced Yard
- 800 AMPS 480 V Power
- Great Owner User Building
- 16'-17' Clear Height
- 4 Dock High Positions
- Ability to add more Square Feet (Confirm with Commerce)
- Great Value-Add Property
- 1,800 SF Bonus Mezzanine Storage Space not Included in the Square Footage



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ABOUT THE PROPERTY

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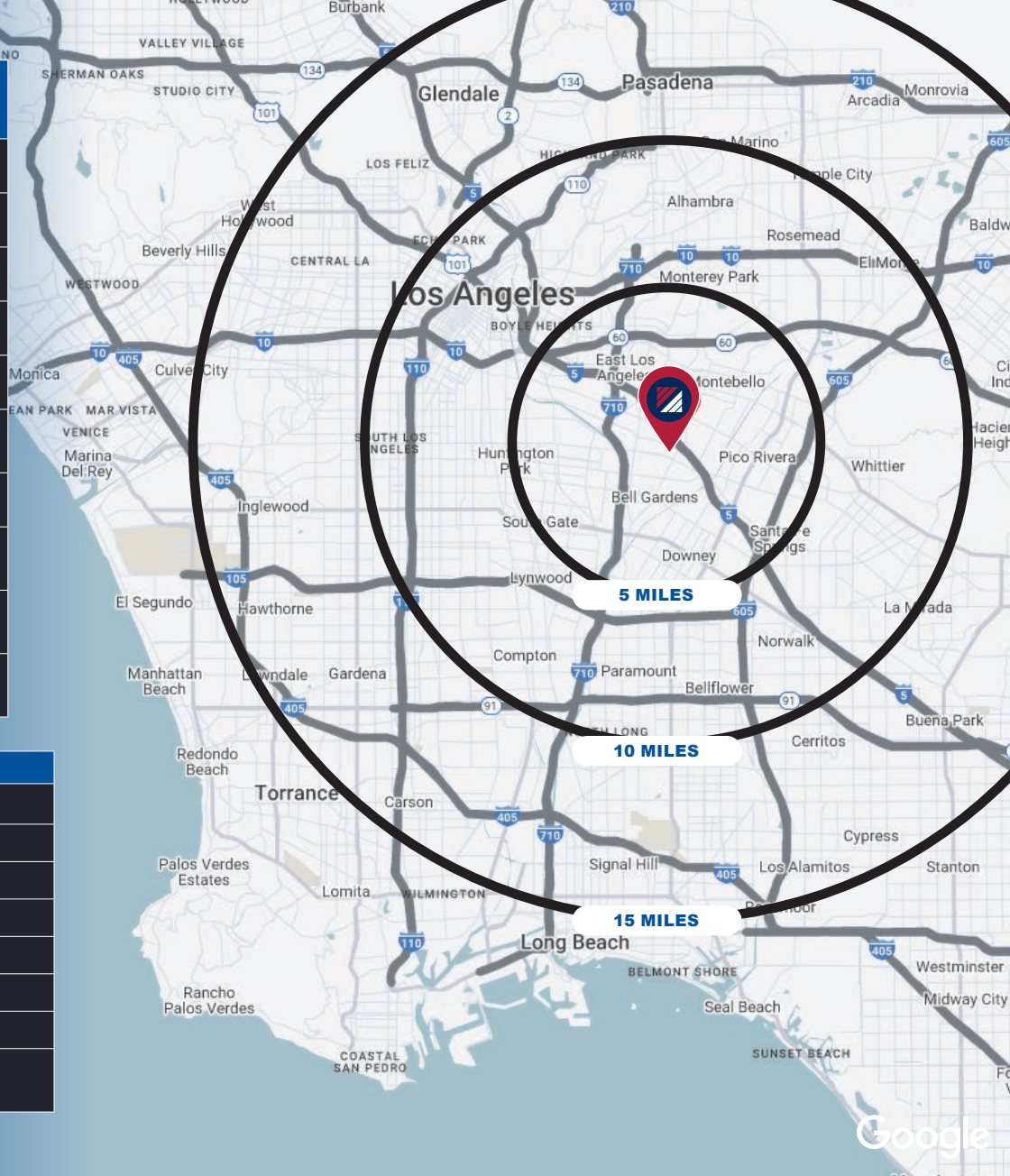
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PROPERTY PHOTOS

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TRAFFIC	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
S Malt Ave	Canning St NE	2,397	2022	0.11 mi
Bandini Blvd	S Malt Ave NW	17,759	2022	0.12 mi
Canning St	Garfield Ave SE	1,113	2022	0.13 mi
Bandini Blvd	S Malt Ave SE	16,869	2022	0.16 mi
E Slauson Ave	Garfield Ave SE	17,451	2018	0.20 mi
Garfield Ave	Bandini Blvd NE	27,972	2022	0.21 mi
Garfield Ave	Canning St NE	27,188	2022	0.21 mi
Garfield Ave	Bandini Blvd SW	35,671	2018	0.25 mi
S Malt Ave	E Slauson Ave N	2,765	2022	0.29 mi
E Slauson Ave	Garfield Ave NW	27,754	2018	0.29 mi

DEMOGRAPHICS	3 mile	5 miles	10 miles
2020 Population	255,128	732,157	3,170,404
2024 Population	222,654	656,937	2,952,373
2029 Population Projection	210,889	626,255	2,838,177
2020 Households	70,807	205,139	941,421
2024 Households	61,361	182,649	875,212
2029 Household Projection	57,987	173,702	840,519
Avg Household Income	\$79,709	\$84,910	\$86,179
Total Specified Consumer Spending (\$)	\$2B	\$6.2B	\$28.5B



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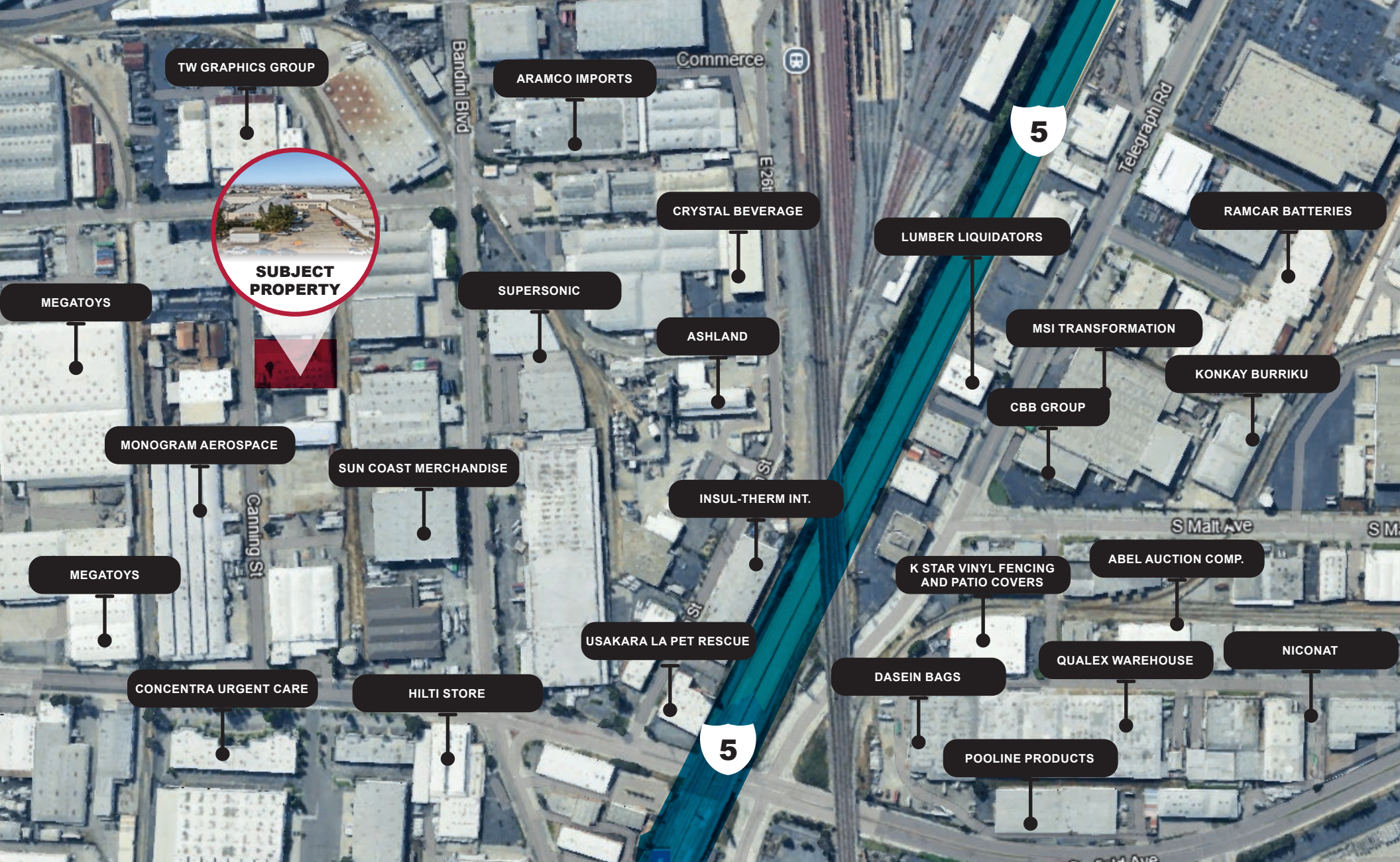
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**DEMOGRAPHICS
 LOCATION MAP**





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AMENITIES MAP

