



Available SF: 3,275

Total Building SF: 18,351



Address: 4717 E Washington Blvd, Commerce, CA 90040
Cross Streets: Washington Blvd / Atlantic Blvd

**Secure Industrial Unit
Great Freeway Access to (5) and (710) Freeways
Washington Boulevard @ 710 Off Ramp
Rent Includes CAM**

Lease Rate/Mo: \$2,784
Lease Rate/SF: \$0.85
Lease Type: Gross
Terms: 2-3 Years
Price/SF: --
Sale Price: --
Taxes: --, 2015
Available SF: 3,275
Minimum SF: 3,275
Prop Lot Size: 11,031 SF / NaN AC
Yard: No
Zoning: C/M1

Construction Type: Tilt-up
Const Status/Year Blt: EXIST / 1973
Sprinklered: No
Ground Lvl Drs/Dim: 1 / 10x12
Dock High/Dim: 0 / --
Clear Height: 16
Heat/Cool: None
Roof Type: Lam Glu WB
A: 100 **V:** 240 **Ø:** 3 **W:** --
Parking Spaces: 3 / Bldg Ratio: 1.9:1
Rail Service: No
Specific Use: Light Industrial

Office SF / #: 500 / 2
Restrooms: 1
Office Air: Yes **Office Heat:** Yes
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
To Show: Call Agent
Region: LA Central/Commerce/Vernon
Thomas Guide: 675-F3
APN#: 8940-382-382

Listing Company: Penta Pacific Properties - Santa Fe Springs (562) 699-1922
Agents: Gregory Jenkins (562) 908-6020 x206, Jacquelyn Smith (562) 908-6011 x204
Property/Listing/Ste #: 699390/1560450/2514961 **Listing Date:** 12/30/2015
Notes: greg@pentapacific.com. Cell: (562) 618-9440. Property Lot Size: POL. Taxes \$9,542.

FTCF: CB250N000S000/AOAA

