

# INDUSTRIAL FOR LEASE

AVAIL SF: 25,575

TOTAL BLDG SF: 25,575



ADDRESS

6415 FLEET ST, COMMERCE CA

ZIP

90040

**Covered Loading Dock for 9 Trucks + Ramp  
1000 Amps Power \* Sprinklered  
Large Fenced Yard \* Corner Location**

LEASE RENTAL \$ 11,500 /mo Gross 0.450 Net \_\_\_\_\_ Term 5 Yrs w/ CPI Adj  
SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Possession I60 Tax \$ 14,834.00 Yr 2010-2011  
Avail SF 25,575 Power A 1000 V 240-240 Ø 3 W TBD  
Min. SF 25,575 Heat SPACE Cooling OTH PWR Notes VERIFY  
Land SF 45,000 Truck Hi Pos 9 Dim 3:16x12  
Const BLK Roof STB Grd Lev Drs 0 Dim Ramp  
Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 4  
Sprinklered YES Min Clear Height 16 OFFICE DATA Office SF 3,000 # 6  
Pkg 30 Yard Yes-Fenced Yr Blt 1954 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N  
Thomas Bk Pg# 676-A3 Zone M2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE  
AGENT Gary J Herman, Sr. (213)747-6531 x314, Gary J Herman, Jr. Region C Listing # 1243233  
(213)747-6531 x318 FIRMS.D. Herman Company 04/08/11  
FTCF AP250Y000S000/OAA Notes Occupied. 4 spray booths available for purchase. Sp. Feat: Free Standing Building.  
2nd Pwr Pnl: 1,000A. Whse Cooling: None. No CAM Fees. Sprinklers: Ordinary Hazard.

**THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS**

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.  
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