

Available SF 74,330 SF

Industrial For Lease

Building Size 74,330 SF



**Address:** 6433 Gayhart St, Commerce, CA 90040

**Cross Streets:** Davie Ave/Gayhart St

Undergoing Refurbishment  
 Incredible Corporate Headquarters Facility  
 Secure 100 Car Parking - Huge Yard  
 Immaculate 7,000 SF Offices  
 9 Truck High Positions  
 Minutes From 5 Freeway

<b>Lease Rate/Mo:</b>	\$104,062	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	7,000 SF / 17
<b>Lease Rate/SF:</b>	\$1.40	<b>Clear Height:</b>	16'-20'	<b>Restrooms:</b>	4
<b>Lease Type:</b>	Net / Op. Ex: \$0.10	<b>GL Doors/Dim:</b>	1	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	74,330 SF	<b>DH Doors/Dim:</b>	9	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	74,330 SF	<b>A: 1200 V: 480 O: 3 W: 4</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	3.30 Ac / 143,750 SF	<b>Construction Type:</b>	Tiltwall	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	5 Years	<b>Const Status/Year Blt:</b>	Existing / 1959	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 100 / Ratio: 1.3:1</b>		<b>Vacant:</b>	Yes
<b>Taxes:</b>	\$76,760 / 2022	<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Fenced	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	Commerce/Vernon
<b>Zoning:</b>	M2CM			<b>APN#:</b>	6336012039

**Listing Company:** Daum Commercial

**Agents:** [Jerry Sackler 213-270-2267](mailto:Jerry.Sackler@daumcommercial.com), [David Freitag 213-270-2235](mailto:David.Freitag@daumcommercial.com)

**Listing #:** 33713378

**Listing Date:** 01/30/2023

**FTCF:** CB250N000S000/A0AA

**Notes:** Tax year: 2022/2023. Exterior dock approx. 20'x20' SF via side yard. Parking is estimated. Please verify all information herein as Broker does not warrant its accuracy. NETS approximately \$0.10 psf.

6433 GAYHART ST. | COMMERCE | CA  
**FOR LEASE**

# INDUSTRIAL WAREHOUSE

