



**Address:** 5625 Firestone Blvd, South Gate, CA 90280

**Cross Streets:** Garfield Ave/Firestone Blvd

(710) Freeway Visibility & Access - 65¢ NNN - Great Rate  
 6,800 SF of Outstanding Office Plus Shipping Offices  
 16 DH Positions - 5 GL Doors  
 .70/2500 and .60/2000 Sprinkler Calculation  
 New Roof - T-8 Lights With Sensors

**Lease Rate/Mo:** \$96,536  
**Lease Rate/SF:** \$0.65  
**Lease Type:** Net  
**Available SF:** 148,517 SF  
**Minimum SF:** 148,517 SF  
**Prop Lot Size:** 7.73 Ac / 336,632 SF  
**Term:** 7-10 Years  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:** \$145,000 / 2018  
**Yard:** Fenced / Paved  
**Zoning:** M3

**Sprinklered:** ESFR  
**Clear Height:** 22'  
**GL Doors/Dim:** 5 / (4) 15'x20', (1) 10'x10'  
**DH Doors/Dim:** 16 / (8) 20'x20'  
**A:** 1200 **V:** 480 **O:** 3 **W:** 4  
**Construction Type:** Tiltwall  
**Const Status/Year Blt:** Existing / 1969

**Whse HVAC:** No  
**Parking Spaces:** 179 / **Ratio:** 1.2:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 6,800 SF / 15  
**Restrooms:** 7  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** Commerce/Vernon  
**APN#:** 6232-002-005

**Listing Company:** The Klabin Company

**Agents:** [David Prior 310-329-9000](mailto:David.Prior@klabin.com), [Frank Schulz 310-329-9000](mailto:Frank.Schulz@klabin.com), [Pat Hall 818-593-3800](mailto:Pat.Hall@klabin.com), [Mark Anderson 818-466-0275](mailto:Mark.Anderson@klabin.com)

**Listing #:** 20938908

**Listing Date:** 04/04/2019

**FTCF:** CB250N150S000/A0AA

**Notes:** Zach Middleton: (310) 329-9000. Sprinkler: .70/2500 and .60/2000



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**THE KLABIN COMPANY**

INDUSTRIAL AND OFFICE REAL ESTATE SINCE 1961

CORFAC INTERNATIONAL

**KLABIN.COM**

19700 S. VERMONT AVENUE, SUITE 100

TORRANCE, CA 90502

DRE 00824993

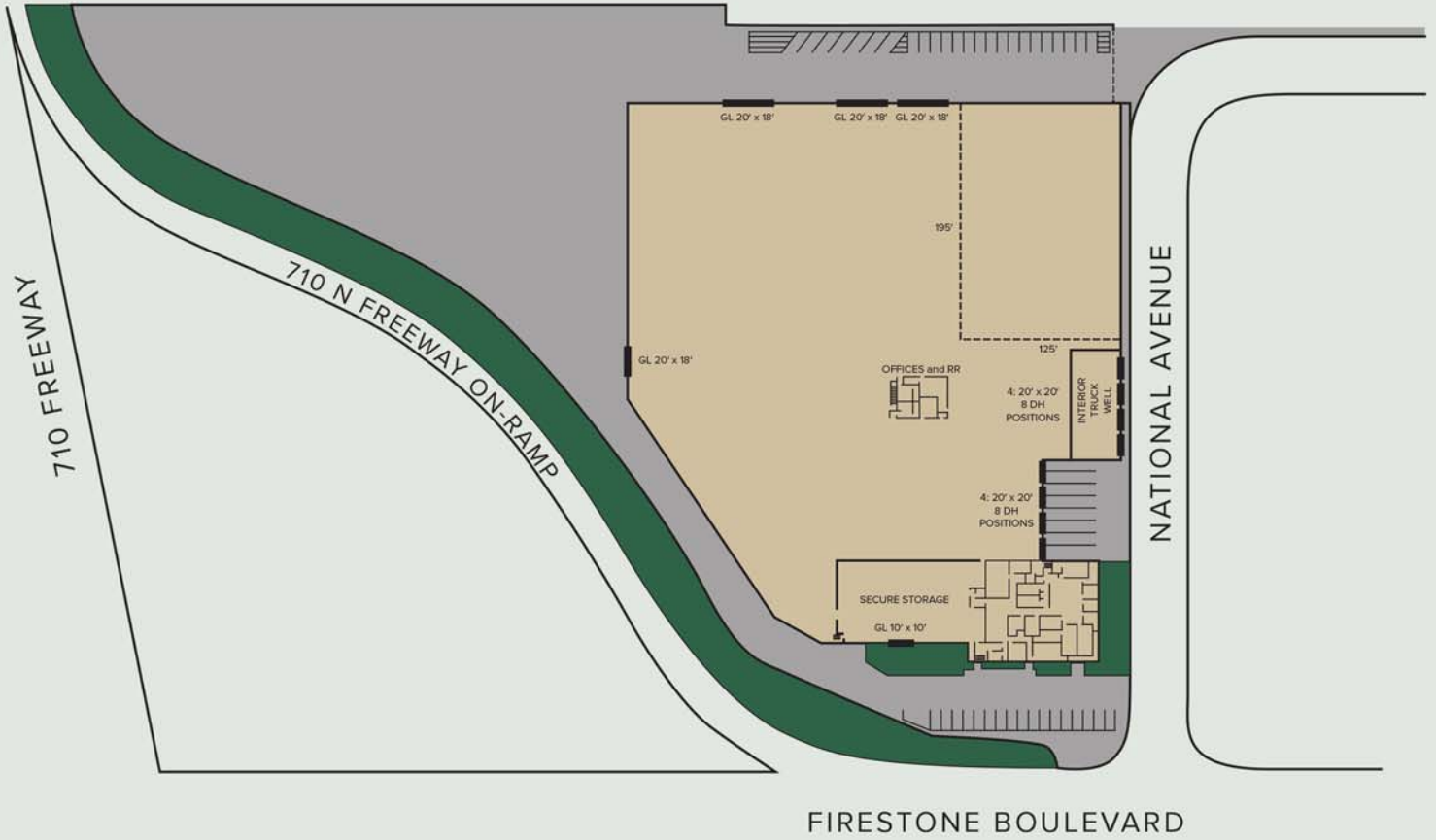
**310.329.9000**





SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE



**THE KLABIN COMPANY**  
 INDUSTRIAL AND OFFICE REAL ESTATE SINCE 1961  
 CORFAC INTERNATIONAL

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