

FOR SUBLEASE

6316 Chalet Dr. Commerce, CA 90040



Cross Streets: Chalet Drive / E. Gage Avenue



OFFERING SUMMARY

| | |
|-------------------|---|
| ADDRESS | 6316 Chalet Dr. Commerce, CA 90040 |
| COUNTY | Los Angeles |
| MARKET/SUBMARKET | Commerce / Vernon |
| OFFICE SF | 2,460 SF |
| TOTAL BUILDING SF | 16,695 SF |
| TYPE | Industrial / Manufacturing |
| YEAR BUILT | Existing / 1966 |
| APN | 6357-007-035 |
| ZONING | M1 |
| OWNERSHIP TYPE | Gross Lease |

FINANCIAL SUMMARY

RENT **\$0.82 / SF (Monthly)**

VACANT DATE **02/29/2020**

* Sublease this 16,695 SF Warehouse until 07/31/2022 with (5) year option to renew.

ADDITIONAL INFORMATION

- 22 ft. Ceiling Height Clearance
- Fully Fenced and Paved Yard
- Near Santa Ana (I-5) Freeway at Slauson Av-
- (1) Floor, (3) Offices , (2) Restrooms
- (24) Total Parking Spaces, (2) Dock High Doors
- 200 Amps, Air Conditioned (yes),

Robin Yi, CCIM
ryi@bisonps.com | (213) 216-4417 | BRE # 01243066

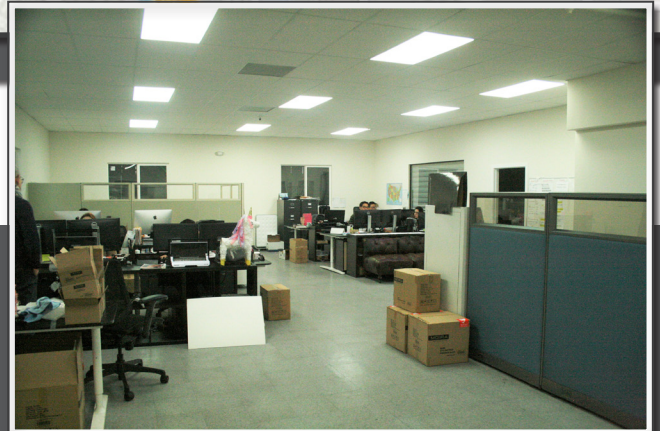
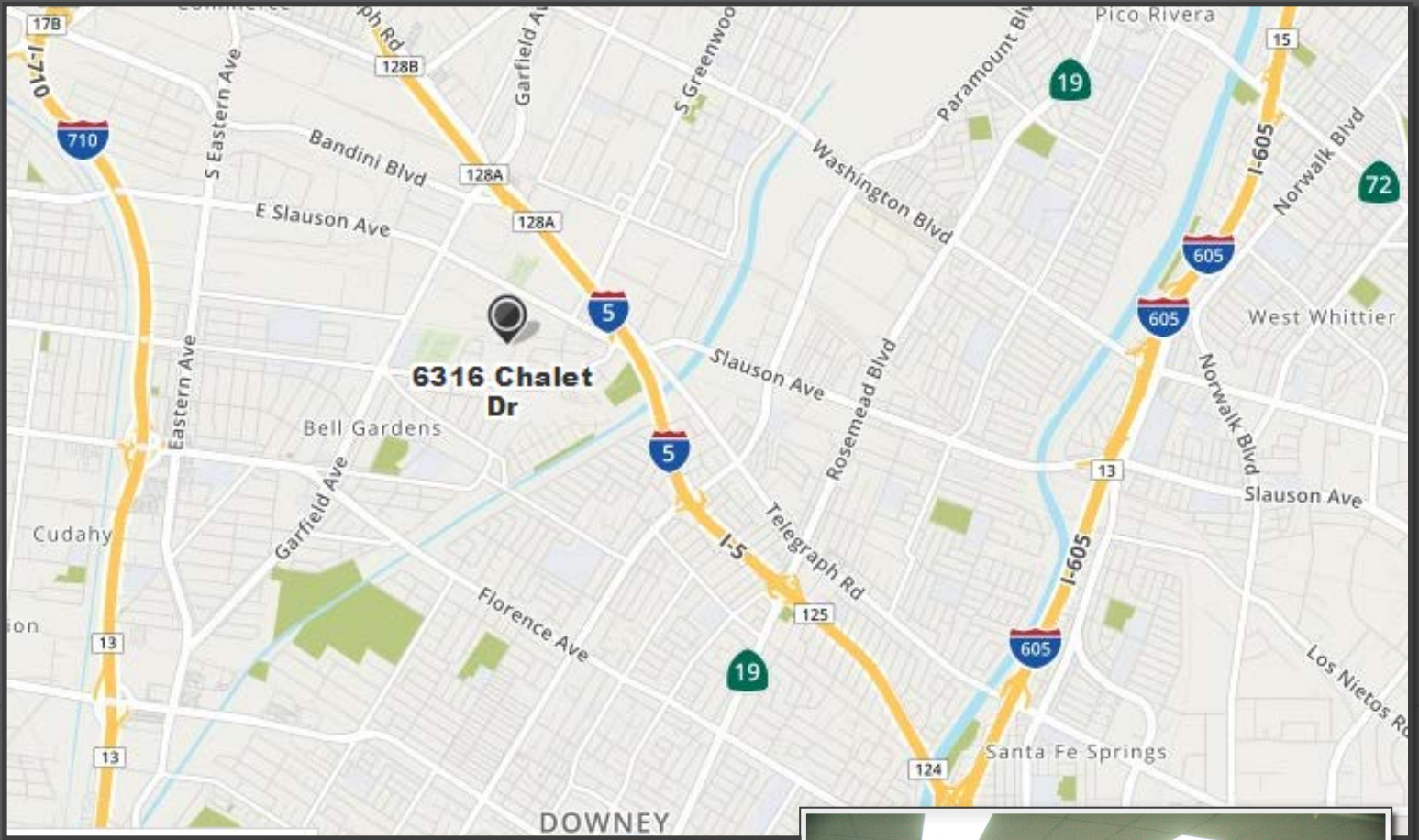
Bison Asset Management, Inc.
BRE # 02090366

Disclaimer:

Bison Asset Management, Inc. have obtained the information from this brochure/flyer from sources that they believe to be reliable. However they have not verified its accuracy and make no guarantee, warranty or representation about it. It is subject to the possibility of errors and omissions. Bison Asset Management, Inc. has included projections, opinions, assumptions, and/or estimations for example only and may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your investigation of the property and transaction.

FOR SUBLEASE

6316 Chalet Dr. Commerce, CA 90040



TOP: OFFICE SPACE

LEFT: WAREHOUSE SPACE

BiSON
PROPERTY SERVICES

Robin Yi, CCIM
ryi@bisonps.com | (213) 216-4417 | BRE # 01243066

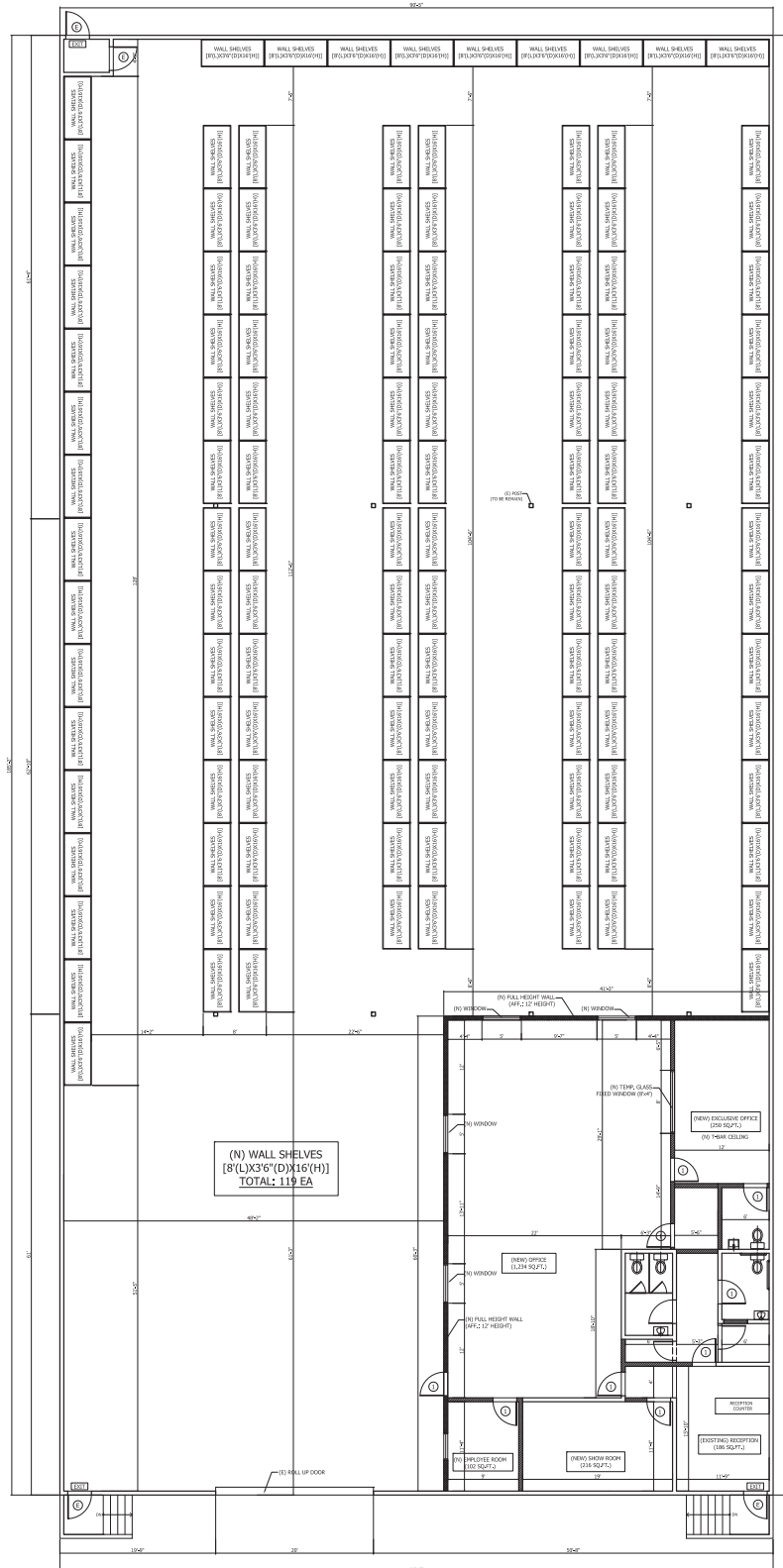
Bison Asset Management, Inc.
BRE # 02090366

Disclaimer:

Bison Asset Management, Inc. have obtained the information from this brochure/flyer from sources that they believe to be reliable. However they have not verified its accuracy and make no guarantee, warranty or representation about it. It is subject to the possibility of errors and omissions. Bison Asset Management, Inc. has included projections, opinions, assumptions, and/or estimations for example only and may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your investigation of the property and transaction.

FOR SUBLEASE

6316 Chalet Dr. Commerce, CA 90040



PROPOSED FLOOR PLAN
SCALE : 3/32" = 1'-0"