

# INDUSTRIAL FOR LEASE

AVAIL SF: 2,325

TOTAL BLDG SF: 2,325



ADDRESS 3001 CENTURY BL, SOUTH GATE CA ZIP 90280

**Excellent Machine Shop / Cabinet Shop**  
**200A 240V 3PH**  
**Major Street Frontage**  
**Corner Location**  
**Access to Century (105) Fwy**

LEASE RENTAL \$ 1,750 /mo Gross 0.753 Net \_\_\_\_\_ Term **3-5 Years or Submit**  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Possession Immediate Tax \$ 1,702.00 Yr 2010-2011  
 Avail SF 2,325 Power A 200 V 240 Ø 3 W 3  
 Min. SF 2,325 Heat NONE Cooling NONE PWR Notes VERIFY  
 Land SF 2,409 Truck Hi Pos 0 Dim \_\_\_\_\_  
 Const F/S Roof STF Grd Lev Drs 1 Dim 10x11  
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 2  
 Sprinklered NO Min Clear Height 13 OFFICE DATA Office SF 420 # 2  
 Pkg 0 Yard No Yr Blt 1956 A/C N Heat N Fin Ofc Mezz SF 0 Incl in Avail SF N  
 Thomas Bk Pg# 705-A5 Zone CM To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE  
 AGENT Douglas E Wells (562)908-6012 x203 Region C Listing # 1245657  
 FIRM Penta Pacific Properties 06/10/11  
 FTFC CB250Y200S300/AOAA Notes Occupied. Buyer/Tenant to verify all information. Special Features: Free Standing Building.

**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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