

# LAND

# FOR LEASE

AVAIL SF: 3,511ACRES: 0.08ADDRESS 4658 FIRESTONE BL, SOUTH GATE CA ZIP 90280

**Used Car Lot With Office Bldg.  
Major Street Frontage / Paved Parking Lot  
Total Office Remodel / Refurbishment  
Easy Access To Long Beach (710) Fwy.  
Near Intersection Of Firestone (42) Bl & Atlantic Ave.**

LEASE RENTAL \$ 1,500 /mo Gross 0.427 Net \_\_\_\_\_ Term ACCEPTABLE TO OWNER  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ TBD Yr 2010-2011  
 Terms \_\_\_\_\_ Possession VERIFY  
 Avail SF 3,511 Dim IRR X IRR Assessor's Parcel # 6216-014-012  
 Min. SF 3,511 Add'l St. Ded. VERIFY Sewer Lines Yes - VERIFY  
 Fenced VERIFY Paved VERIFY Rail NONE Water Lines Yes - VERIFY  
 Net Avail SF 3,511 Gas Lines Yes - VERIFY  
 Build To Suit \_\_\_\_\_ General Topography VERIFY  
 Easements TBD Bldg(s) SF & Description VERIFY  
 Thomas Bk Pg# 705-D2 Zone CM  
 Soil Report VERIFY Environmental Report(s) VERIFY  
 AGENT Douglas E Wells (562)908-6012 x203, Justin Wells (562)908-6016 Region C Listing # 1230574  
x 205 FIRM Penta Pacific Properties 05/07/10  
 FTFCF CB250N000S300/AOAA Notes Lease Terms: 1-3 Years or Submit. Current use allowed to continue by Grandfather  
Clause W/city. Bldg(s) SF & Description: 672 Sq. Ft. office bldg. w/ RR. Fenced & Paved.

**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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6216 14  
SCALE 1" = 50'

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C.S. 8785-1  
FIRESTONE BLVD.

CODE  
066

FOR REV. ASMT. SEE 1838-14

TRACT NO. 6666  
M.B. 72-45-47

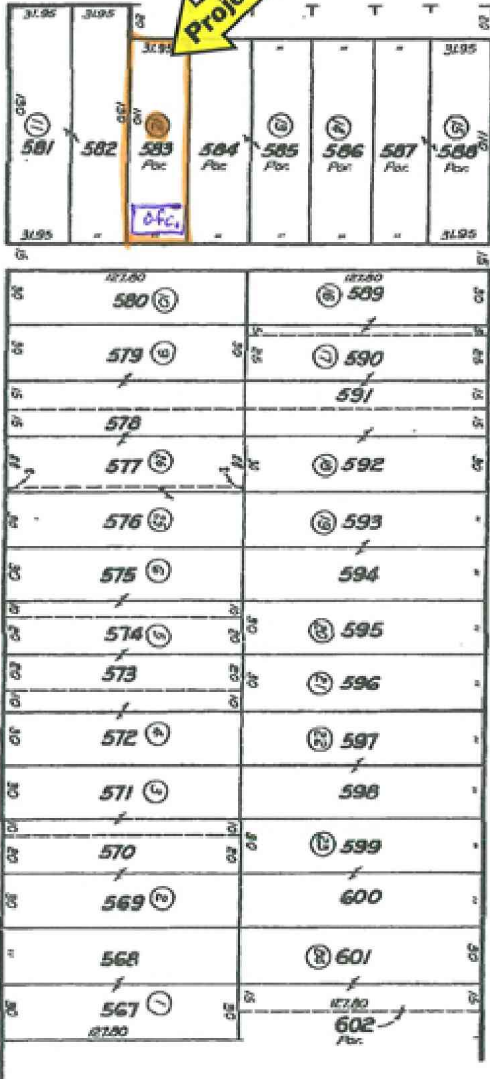
ASSISTOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

ANNETTA

HILDRETH

AVE.

AVE.



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APR 20 1955