

LAND

FOR LEASE

AVAIL SF: 86,220ACRES: 1.98ADDRESS 4820 CECELIA ST, CUDAHY CA ZIP 90201

**Former Paving Co. Yard w/ 4,050 SF Office Bldg
 1,500 SF Garage w/ 16' Clr & 3 GL Drs (14x14)
 1,200 SF Whse w/ 16' Clr Dock High & Ramp
 Access to L.B. (710) Fwy via Firestone or Florence
 Near Atlantic Ave/ Firestone Blvd**

LEASE RENTAL \$ 15,950 /mo Gross 0.185 Net _____ Term 3-5 Years
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ TBD Yr 2011-2012
 Possession VERFY Assessor's Parcel # 6224-033-039
 Avail SF 86,220 Fenced Yes Paved Yes Rail NONE
 Min. SF 86,220 Bldg(s) SF Description 4,050 sf Ofc, 1,500 sf service bldg. + 1,200 sf storage bldg
 Net Avail SF 86,220
 Land Description Gen. Topog: Flat. Easements: See PTR; Addl street ded. SF: See PTR

Sewer Lines Y Water Lines Y Gas Lines Y Thomas Bk Pg# 705-E2 Zone CMUtility Comments Yes: StreetAGENT Douglas E Wells (562)908-6012 x203 Region C Listing # 1252280FIRM Penta Pacific Properties 12/16/11

FTCF CB250N000S000/AOAA Notes Call broker to show. Lot is 180' wide x 479' deep. Current mo/mo tenant occupies portion of office bldg & portion of yard. Office bldg has 7 RR'S plus showers & is divisible. Rear portion of lot is not fully paved. See Reverse.

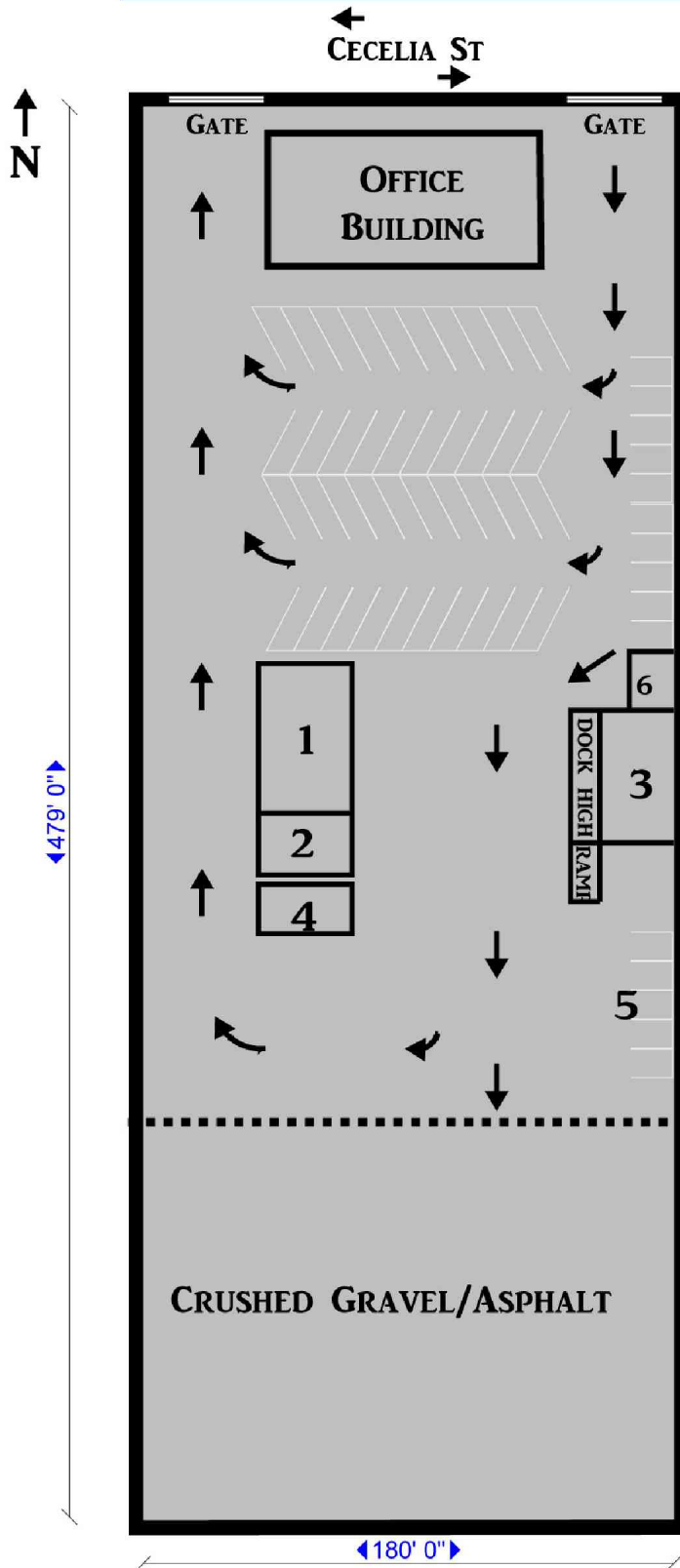
THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

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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4820 CECELIA STREET, CUDAHY, CA 90201



86,220 SQUARE FOOT LOT

1.98 ACRES

OFFICE BUILDING - 4,050 SF

- PRIVATE OFFICES + LUNCHROOM
- 7 RESTROOMS + SHOWER
- DIVISIBLE INTO 1-3 SEPARATE SPACES

1 - GARAGE BUILDING

- 1,500 SQUARE FEET
- CONCRETE BLOCK
- 3 OVERSIZED (14'X14') GL DOORS
- 16' CLEAR HEIGHT

2 - STORAGE BUILDING

- 540 SF 2-STORY STORAGE

3 - STORAGE BUILDING

- DOCK HIGH + RAMP
- CONCRETE BLOCK
- TWO 10'X11' DOORS

4 - TRAILER

- FOR OWNER'S USE

5 - BAYS

- UNCOVERED GRAVEL/DIRT/MATERIAL STORAGE BAYS

6 - TRASH ENCLOSURE



*Penta Pacific
Properties*

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