

**LAND**

**FOR SALE**

AVAIL SF: 40,946

ACRES: 0.94



ADDRESS 4841 CECELIA ST, CUDAHY CA ZIP 90201

**FORMER TOW SERVICE YARD  
 FENCED & PAVED LOT  
 3,200 S.F. 2-STORY OFFICE BLDG. WITH 2RRS & SHOWER  
 ACCESS TO L.B. (710) FWY.  
 NEAR FIRESTONE BLVD./ATLANTIC AVE.**

LEASE RENTAL \$ NFL /mo Gross \_\_\_\_\_ Net \_\_\_\_\_ Term NFL  
 SALE PRICE \$ 900,000 Price/SF \$ 21.98 Tax \$ 8,873 Yr 2009-2010  
 Possession COE Assessor's Parcel # 6224-024-017  
 Avail SF 40,946 Fenced Yes Paved VERIFY Rail NONE  
 Min. SF 40,946 Bldg(s) SF Description 3200SF BLK + MTL 2 STORY OFFICE  
 Net Avail SF 40,946  
 Land Description Gen. Topog: FLAT; Easements: see PTR; Addl Street Ded. Sqft: see PTR  
 Sewer Lines Y Water Lines Y Gas Lines Y Thomas Bk Pg# 705-E2 Zone CM  
 Utility Comments YES - STREET  
 AGENT Douglas E Wells (562)908-6012 x203 Region C Listing # 3635  
 FIRM Penta Pacific Properties  
 FTFCF AP250N150S300/AOAA Notes DO NOT DISTURB TENANT