

LAND

FOR LEASE

AVAIL SF: 40,946ACRES: 0.94ADDRESS 4841 CECELIA ST, CUDAHY CA ZIP 90201

**Former Tow Service Yard
 Fenced & Paved Lot / To Be Refurbished
 3,200 SF 2-Story Office Bldg with 4 RRs & Shower
 Access to L.B. (710) Fwy. Via Florence or Firestone
 Near Firestone Blvd. / Atlantic Ave.**

LEASE RENTAL \$ 7,985 /mo Gross 0.195 Net _____ Term 3-5 Years
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ TBD Yr 2011-2012
 Possession VERFY Assessor's Parcel # _____
 Avail SF 40,946 Fenced Yes Paved Yes Rail NONE
 Min. SF 40,946 Bldg(s) SF Description 3200 SF BLK + MTL 2 Story Office
 Net Avail SF 40,946
 Land Description Gen. Topag: 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 # 1249344
 FIRM Penta Pacific Properties 09/23/11

FTCF CB250N150S000/AOAA Notes Call broker to show. Planned improvements include paint, carpet, new windows, wrought iron fence, new landscaping, etc. Two RRs on 1st floor; 1RR on 2nd floor; 1 RR with outside entrance. Sp. Feat: Paved Yard.

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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