

INDUSTRIAL FOR LEASE

AVAIL SF: 3,900

TOTAL BLDG SF: 3,900



ADDRESS 6108 CLARA ST, BELL GARDENS CA ZIP 90201

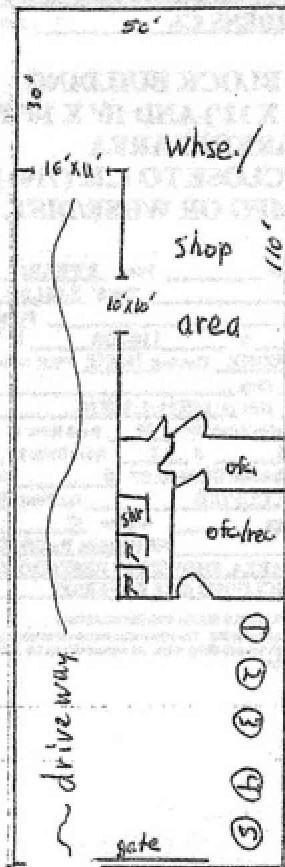
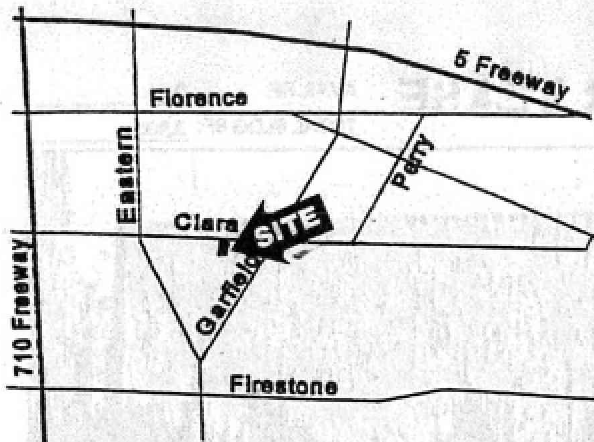
**Small Free Standing Block Building
Oversize Loading Door (16'X11') And 10'X10' Door
Fenced/Secure Parking Area
Near Florence/Garfield / Close To L.B. (710) Fwy
Excellent For Light Mfg Or Whse/Dist.**

LEASE RENTAL \$ 2,999 /mo Gross 0.769 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 3,728.00 Yr 2007-2008
 Terms _____ Possession Immediate
 Avail SF 3,900 Dim IRR X IRR Power A 200 V 110-220 Ø 3 W TBD
 Min. SF 3,900 Dim IRR X IRR Lighting VERIFY Heat VERIFY Cooling VERIFY PWR Notes VERIFY
 Land SF 7,998 Dim IRR X IRR Trk Hi Pos 0 Dim _____
 Const VERIFY Roof VERIFY Grd Lev Drs 2 Dim 1:16X11;1:10X10 Well N
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Rest Rms: M TBD W TBD
 Sprkd NO Min Clr Hgt 12 OFFICE DATA Ofc SF 504 # TBD Rest Rms: M TBD W TBD
 Pkg 5 Fenced Y Yr Blt 1976 A/C VERIFY Heat VERIFY Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 705-H2 Zone MIBG To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE
 AGENT Douglas E Wells (562)908-6012 x203 Region C Listing # 1209781
 FIRM Penta Pacific Properties 02/20/09
 FTFC CB250Y200S300/AOAA Notes Occupied. Lease Terms: 3 Years. No. of Offices: 3. Const: Concrete Block. Concrete parking area, shower in restroom area, large open office/rec. area w/wood floor, (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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Clara St.



PENTA
PACIFIC

For further information
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