

INDUSTRIAL FOR LEASE

AVAIL SF: 1,625

TOTAL BLDG SF: 12,780



ADDRESS 6733 SUVA ST UNIT H, BELL GARDENS CA ZIP 90201

**Small Industrial Park – End Unit
Machine Shop/Contractor’s Office, Etc.
14’ Clearance / New Paint & Carpet
Close To S.A. (5) And L.B. (710) Fwys.**

LEASE RENTAL \$ 1,235 /mo Gross 0.760 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 2,500.00 Yr 2007-2008
 Terms _____ Possession Immediate
 Avail SF 1,625 Dim IRR X IRR Power A 200 V 120-240 Ø 3 W 3
 Min. SF 1,625 Dim IRR X IRR Lighting VERIFY Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF POL Dim IRR X IRR Trk Hi Pos 0 Dim _____
 Const CTU Roof VERIFY Grd Lev Drs 1 Dim 10x12 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 14 OFFICE DATA Ofc SF 130 # 1 Rest Rms: M TBD W TBD
 Pkg 4 Yard Yes-Paved Yr Blt 1953 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 705-J1 Zone M1 To Show Call Broker - FOR APPOINTMENT Sp. Feat. _____
 AGENT Douglas E Wells (562)908-6012 x203, Justin Wells (562)908-6016 Region C Listing # 1222713
x 205 FIRM Penta Pacific Properties 11/06/09
 FTFC CB250N000S000/AOAA Notes Occupied. Lease Terms: 1-3 Years Or Submit. Gated Industrial Park, Concrete
Parking. Special Features: Part of Industrial Park.

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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