

OFFICE

FOR LEASE

MAXIMUM
 CONTIGUOUS SF: 1,310
 TOTAL AVAIL SF: 1,310
 TOTAL BLDG SF: 13,180



ADDRESS 6750 FOSTER BRIDGE BL UNIT A, BELL GARDENS CA ZIP 90201

FRONT UNIT / SHOWROOM SPACE - ONLY \$0.79 PSF GROSS
EXCELLENT CTU INDUSTRIAL PARK / COFFEE BAR
HIGH IMAGE MULTI-TENANT BUILDING
CLOSE TO S.A. (5) AND L.B. (710) FWYS.
5% COMMISSION TO CO-OP BROKER

LEASE RENTAL \$ 1,035 Rate/SF \$ 0.790 FSG Rentable Usable Load % 100.00

Lease Terms 2-3 YEARS Tenant Improvement Allowance/SF NONE

SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate

Sale Terms _____

Maximum Contig. SF 1,310 Building Name _____

Minimum Available SF 1,310

Total Available SF 1,310 Land SF POL Current Building Taxes 09-10 2,392 Landlord Tenant

Floors Total 1 # Floors Available 1 Typical Floor Size 1,310 Insurance Utilities

Existing Improvements 1 RESTROOM, 1 PRIVATE OFFICE Janitorial Air Conditioning

Pkg. Spaces 4.58 / 1000 Rate 0.00 Year Built 2002 Sprkd N Elevators 0 Const CTU

Thomas Bk Pg# 706-A1 Zone M1 To Show Call Broker - VERIFY Sp. Feat. PARK

AGENT Douglas E Wells (562)908-6012 x203, Justin Wells (562)908-6016 Region C Listing # 1231840

x 205 FIRM Penta Pacific Properties 06/11/10

FTCF CB500Y200S000/AOAA Notes ALARM. TENANT TO VERIFY ALL INFORMATION. UNIT CAN BE

COMBINED WITH UNIT B (1,440 SF WAREHOUSE) FOR A TOTAL OF 2,750 SF.

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.
 © American Industrial Real Estate Association

