

# INDUSTRIAL FOR LEASE

AVAIL SF: 1,440

TOTAL BLDG SF: 13,180



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

**Newer Multi-Tenant Park - Built in 2002**  
**CTU Construction / 14' Clearance**  
**Near Florence / Garfield**  
**Access To L.B. (710) & S.A. (5) Fwys.**

LEASE RENTAL \$ 1,274 /mo Gross 0.885 Net \_\_\_\_\_ Term ACCEPTABLE TO OWNER  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ TBD Yr 2008-2009  
 Terms \_\_\_\_\_ Possession D-11/01/08  
 Avail SF 1,440 Dim IRR X IRR Power A 200 V 208-208 Ø 3 W TBD  
 Min. SF 1,440 Dim IRR X IRR Lighting VERIFY Heat VERIFY Cooling VERIFY PWR Notes VERIFY  
 Land SF POL Dim IRR X IRR Trk Hi Pos 0 Dim \_\_\_\_\_  
 Const CTU Roof VERIFY Grd Lev Drs 1 Dim \_\_\_\_\_ Well N  
 Rail NONE Unfin Ofc Mezz SF TBD Incl in Avail SF N Rest Rms: M TBD W TBD  
 Sprkd NO Min Clr Hgt 14 OFFICE DATA Ofc SF 130 # TBD Rest Rms: M TBD W TBD  
 Pkg 3 Fenced Y Yr Blt 2002 A/C VERIFY Heat VERIFY Fin Ofc Mezz SF TBD Incl in Avail SF N  
 Thomas Bk Pg# 706-A1 Zone M1 To Show Call Broker - FOR APPOINTMENT Sp. Feat. \_\_\_\_\_  
 AGENT Douglas E Wells (562)908-6012 x203 Region C Listing # 1201424  
 FIRM Penta Pacific Properties 09/12/08  
 FTFC CB250N000S000/AOAA Notes Occupied. Lease Term: 1-2 Yrs Or Submit. Wall unit A/C. Sp. 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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