

INDUSTRIAL FOR SALE

AVAIL SF: 20,550

TOTAL BLDG SF: 20,550



ADDRESS 6814 FOSTER BRIDGE BL, BELL GARDENS CA ZIP 90201


**SPRINKLERED CTU BLDG. /21' CLEARANCE
DOCK-HI AND GROUND LEVEL LOADING
ACCESS TO L.B. (710) & S.A. (5) FWYS.
WAREHOUSE/DISTRIBUTION**

LEASE RENTAL \$ NFL /mo Gross _____ Net _____ Term _____
 SALE PRICE \$ 2,450,000 Price/SF \$ 119.22 Tax \$ 8,500.00 Yr 2006-2007
 Terms _____ Possession COE
 Avail SF 20,550 Dim 93 X 200 Power A 800 V 277-480 Ø 3 W 4
 Min. SF 20,550 Dim 93 X 200 Lighting FLUOR Heat NONE Cooling NONE PWR Notes BUYER VERIFY
 Land SF 38,336 Dim IRR X IRR Trk Hi Pos 2 Dim 10' x 10'
 Const CTU Roof LAM Grd Lev Drs 1 Dim 11' x 12' Well Y
 Rail NONE Storage Mezz SF 0 Incl in Avail SF N Rest Rms: M 1 W 1
 Sprkd YES Min Clr Hgt 21 OFFICE DATA Ofc SF 2,479 # 8 Rest Rms: M 0 W 1
 Pkg 38 Fenced Y Yr Blt 1970 A/C Y Heat Y Finished Ofc Mezz SF 1,959 Incl in Avail SF Y
 Thomas Bk Pg# 706-A1 Zone M1 To Show Call Broker - OCCUPIED Sp. Feat. FREE
 AGENT Douglas E Wells (562)908-6012 x203 Region C Listing # 1150103
 FIRM Penta Pacific Properties 03/02/07R
 FTFC CB250N000S300/AOAA Notes SHARED INGRESS/EGRESS. CLOSE OF ESCROW SUBJECT TO NEW
PARCEL MAP RECORDATION (ESTIMATED 6 MOS. TO COMPLETE).

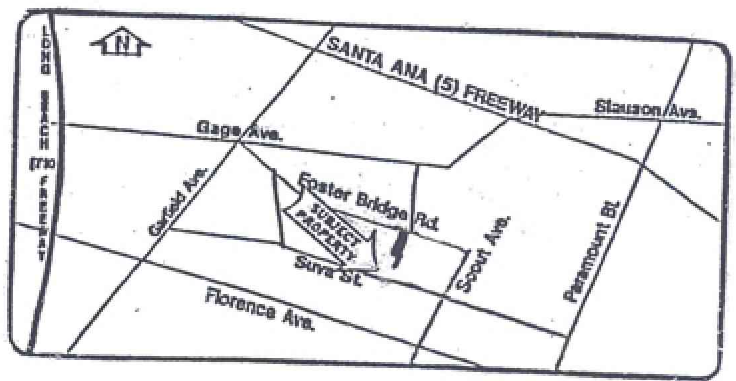
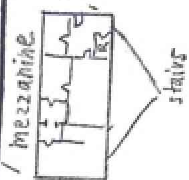
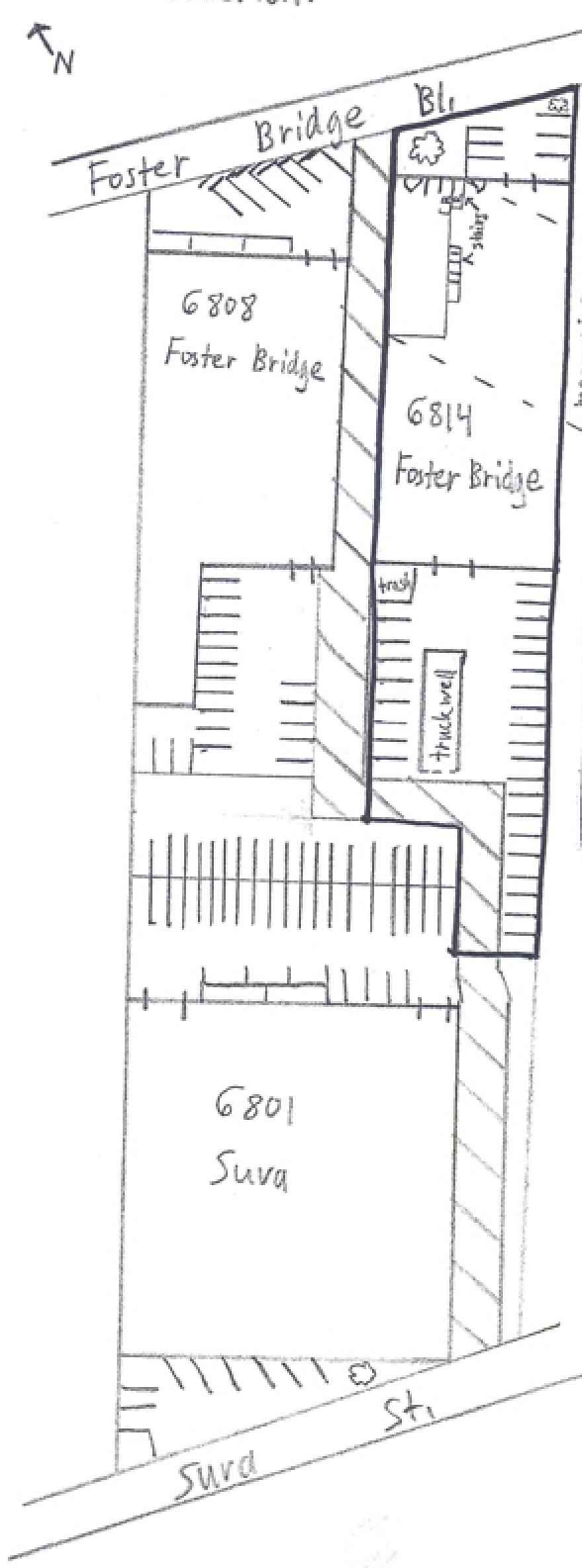
THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

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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 = Common driveway easement

6814 Foster Bridge Bl.



For additional info contact:
PENTA PACIFIC PROPERTIES
Douglas E. Wells
(562) 908-6012



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