

INDUSTRIAL FOR LEASE

AVAIL SF: 4,000

TOTAL BLDG SF: 4,000



ADDRESS 6821 SUVA ST, BELL GARDENS CA ZIP 90201

Small Free Standing Building
Small Fenced Yard Area
Low Gross Rate
Access to 5 & 710 Fwys

LEASE RENTAL \$ 2,200 /mo Gross 0.550 Net _____ Term 2-3 Years*
 SALE PRICE \$ NFS Price/SF \$ _____ Possession D-06/01/11 Tax \$ TBD Yr 2011-2012
 Avail SF 4,000 Power A 200 V 240-480 Ø 3 W TBD
 Min. SF 4,000 Heat SPACE Cooling OTH PWR Notes VERIFY
 Land SF POL Truck Hi Pos 0 Dim _____
 Const MTL Roof WDB Grd Lev Drs 2 Dim 14'x12'; 9'x9'
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: _____
 Sprinklered NO Min Clear Height 14 OFFICE DATA Office SF 0 # 0
 Pkg 4 Yard Yes-Fenced Yr Blt 1961 A/C N Heat N Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 706-A1 Zone M1 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE
 AGENT Douglas E Wells (562)908-6012 x203 Region C Listing # 1242544
 FIRM Penta Pacific Properties 03/18/11
 FTFCF CB250N000S000/AOAA Notes Occupied. Do not disturb tenant (see reverse) *Lessor reserves right to terminate lease with 90 day notice and free rent for that period. Special Features: Free Standing Building, 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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