

INDUSTRIAL FOR LEASE

AVAIL SF: 5,000

TOTAL BLDG SF: 5,000



ADDRESS 6822 FOSTER BRIDGE BL, BELL GARDENS CA ZIP 90201

.499 PSF Gross - No CAMS + Free Rent
Small Free Standing Block Building
500 SF Fenced Yard Area / Low Gross Rate
Access To (5) & (710) Fwys
Two (2) Large Loading Doors (12' x 12')

LEASE RENTAL \$ 2,495 /mo Gross 0.499 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 1,700.00 Yr 2007-2008
 Terms _____ Possession Immediate
 Avail SF 5,000 Dim IRR X IRR Power A 200 V 240-240 Ø 3 W TBD
 Min. SF 5,000 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 VERIFY Roof VERIFY Grd Lev Drs 2 Dim 12x12 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 15 OFFICE DATA Ofc SF 400 # 3 Rest Rms: M TBD W TBD
 Pkg 7 Yard Yes-Fenced Yr Blt 1961 A/C TBD Heat TBD 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. FREE
 AGENT Douglas E Wells (562)908-6012 x203, Justin Wells (562)908-6016 Region C Listing # 1209188
x 205 FIRM Penta Pacific Properties 02/06/09
 FTFC CB250N000S000/AOAA Notes Occupied. Lease Terms: 1-3 yrs. Const: Concrete Block. Sp. Feat: Part of Industrial Park. Free Standing Bldg. Access via gate on Suva St. Restrooms: 1M/1W.

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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