



**AIR # 1226863**

**6827 SUVA ST, BELL GARDENS 90201**

**Small Metal Building  
 Low Gross Rate With No CAM Fees  
 Access To S.A. (5) & L.B. (710) Fwys.  
 200A 240V 3PH Power  
 Two (2) 10' G.L. Doors / 14' Clearance**

**FEATURES**

Available Square Feet: 2,400  
 Office Square Feet: 144  
 Land Size: POL  
 Parking Spaces: 3  
 Lease Rate: \$792/mo  
 Lease \$/SF: \$0.330 G  
 Sale Price: NFS  
 Sale \$/SF: NFS  
 Min Clear Height: 14'  
 #TH: 0 Dim:  
 #GL: 2 Dim: 10x10  
 Power: 200A; 240V; 3 Phase  
 Sprinklers: N  
 Construction: MTL  
 Year Built: 1961  
 TG: 706-A1  
 CO-OP N/A - DIRECT DEAL

**COMPARABLE DATA**

Status: Leased - June 28, 2010  
 Square Feet: 2,400  
 Lease Term:  
 Lease End Date:  
 Comparable Rate: \$1,585  
 Comparable \$/SF: \$0.660  
 Basis: Gross  
 TI Allowance:  
 Free Rent: 0  
 Rental Adjustments: 12  
 Effective Rent:  
 Sublease: N  
 Co-Op Firm:  
 Co-Op Broker:  
 Lessee/Buyer:  
 Lessor/Seller:

**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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