

INDUSTRIAL FOR LEASE

AVAIL SF: 2,500

TOTAL BLDG SF: 2,500



ADDRESS 6832 FOSTER BRIDGE BL, BELL GARDENS CA ZIP 90201

**Small Free Standing Building
Low Gross Rate
Access To (5) & (710) Fwys.
Secure Fenced Parking**

LEASE RENTAL \$ 1,750 /mo Gross 0.700 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 840.00 Yr 2008-2009
 Terms _____ Possession Immediate
 Avail SF 2,500 Dim IRR X IRR Power A 200 V 240-240 Ø 3 W 3
 Min. SF 2,500 Dim IRR X IRR Lighting VERIFY Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF POL Dim IRR X IRR Trk Hi Pos 0 Dim _____
 Const BLK Roof VERIFY Grd Lev Drs 1 Dim 10X10 Well N
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Rest Rms: M TBD W TBD
 Sprkd NO Min Clr Hgt 14 OFFICE DATA Ofc SF 0 # 0 Rest Rms: M TBD W TBD
 Pkg 4 Yard Yes-Fenced Yr Blt 1960 A/C TBD Heat TBD 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 # 1222091
 FIRM Penta Pacific Properties 10/23/09
 FTCC CB200N000S300/AOAA Notes Occupied. Lease Terms: 2-3 Years* *Lesser reserves right to terminate lease with 90 day notice and free rent for that period. Sp. Feat: Free Standing Building.

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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