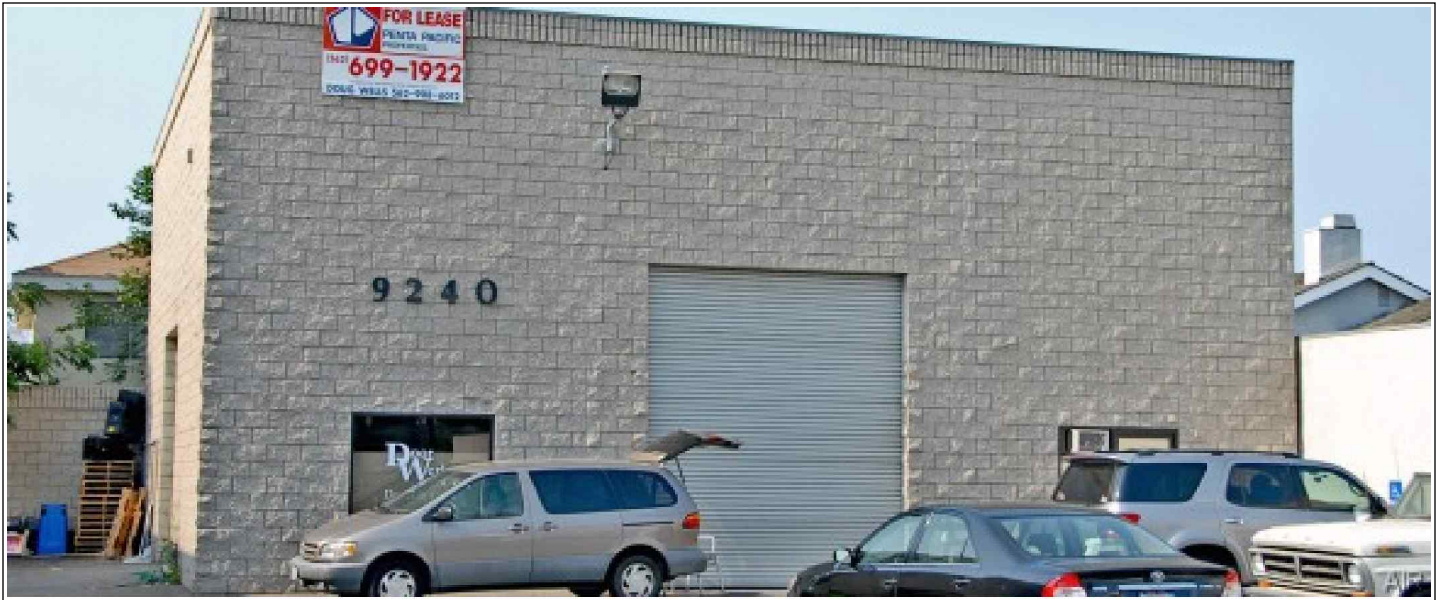


Industrial For Lease - Available

Available SF: 2,500
Total Building SF: 2,500



Address: 9240 Artesia, Bellflower, CA 90706
Cross Streets: Artesia Blvd/Virginia Ave
Park Name: Artesia Automotive Center

Artesia Automotive Center - 5% Co-op Fee
Freestanding Block Building In Rear
19' Clr With 15' High Roll Up Door
Gated / Fenced Parking Area
Major Street Sign Exposure
Near Artesia (91) Fwy & Lakewood (19) Blvd

Lease Rate/SF: \$.90
Lease Type: FSG
Available SF: 2,500
Constr. Status: Existing / 1997
Region: LA South
Zoning:

Lease Rate/Month: \$2,250
Sublease: No
Office SF: 240
Construction Type: Masonry
Specific Use: Light Manufacturing
Lot Size:

Taxes: Yr 2007
Possession: Now
Minimum SF: 2,500
Parking: Ratio: 1.2:1 / Spaces: 3
Thomas Guide: 736-A7
APN #: 7162-012-112

Ground Level Drs: 2
Sprinklered: No
Finished Ofc Mezz: No
Include In Avail: No
Rail Service: No

Dock High:
Yard: Yes - Fenced/Paved
Unfinished Mezz: No
Include In Avail: No
Heating/Cooling: No

Clear Height: 19
Amps: 200
Volts: 240
Phase: 3 **Wire:**

Listing Company: Penta Pacific Properties - ies-Santa Fe Springs (562) 699-1922
Agents: Douglas Wells (562) 908-6012 x203

To Show: Call Agent

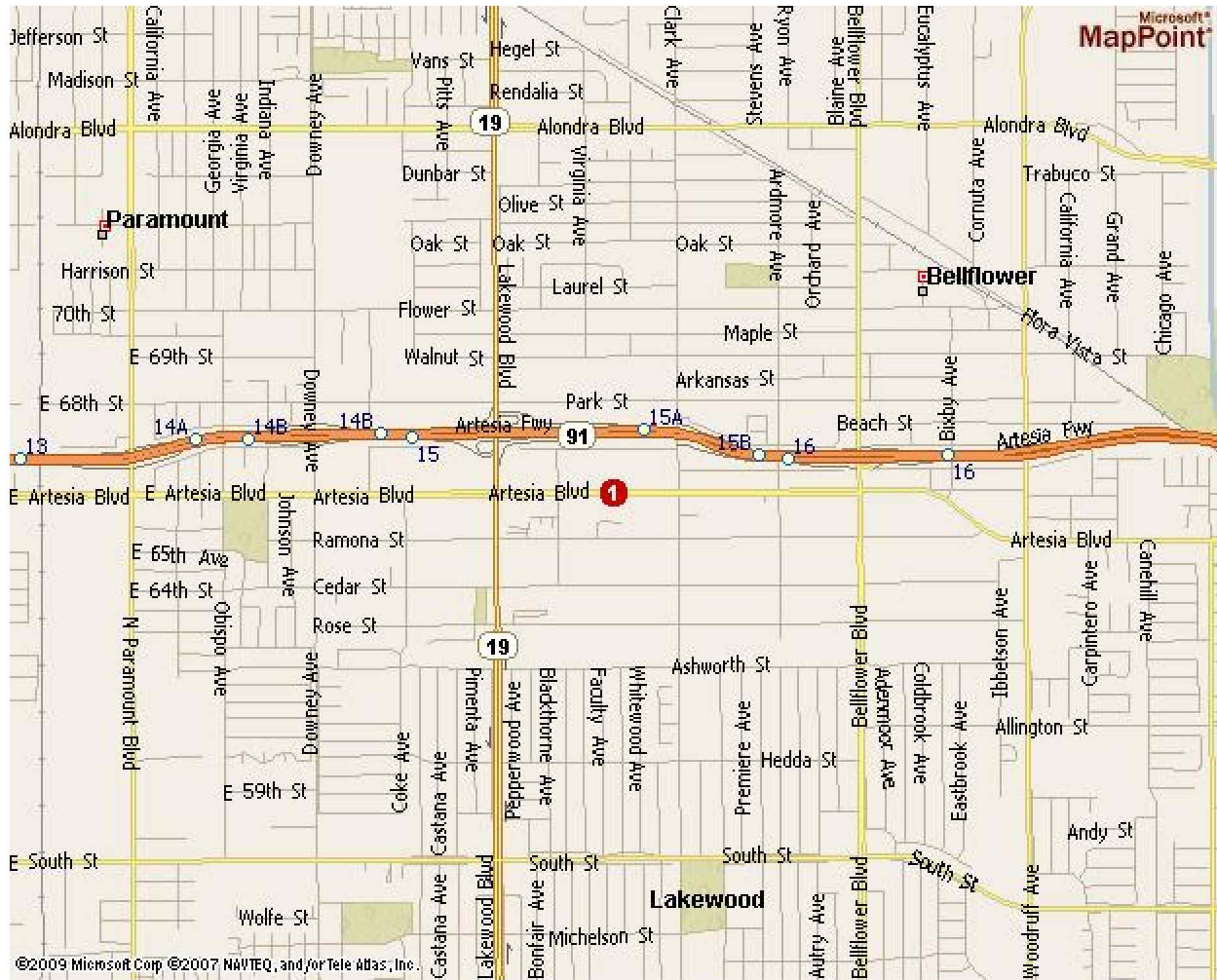
Property ID/Listing #: 968342 / 341625

Listing Date: 07/07/2008

FTCF: CB500N000S000/AOAA

Notes: Call Broker Occupied. Lease Terms: 3-5 Years Or Submit. No Cams; One (1) G.L. Door Is 12'X15'; One (1) G.L. Door Is 12'X13'. One Block S. Of Artesia (91) Fwy; Between Lakewood Bl. And Clark Exits.

Property Map



Map Legend

- 1) 9240 Artesia, Bellflower, CA 90706
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