

# INDUSTRIAL FOR LEASE

AVAIL SF: 2,300

TOTAL BLDG SF: 13,400



ADDRESS 9250 ARTESIA BL UNIT A, BELLFLOWER CA ZIP 90706

**Artesia Automotive Center - 5% Co-op Fee**  
**Front Unit – Block Building**  
**19' Clr With 13' High Roll Up Door**  
**Gated / Fenced Parking Area**  
**Major Street Sign Exposure**  
**Near Artesia (91) Fwy & Lakewood (19) Blvd**

LEASE RENTAL \$ 2,070 /mo Gross 0.900 Net \_\_\_\_\_ Term ACCEPTABLE TO OWNER  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ TBD Yr 2007-2008  
 Terms \_\_\_\_\_ Possession Immediate  
 Avail SF 2,300 Dim IRR X IRR Power A 200 V 240-240 Ø 3 W TBD  
 Min. SF 2,300 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 MSNRY Roof VERIFY Grd Lev Drs 1 Dim \_\_\_\_\_ 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 19 OFFICE DATA Ofc SF 480 # TBD Rest Rms: M TBD W TBD  
 Pkg 3 Fenced Y Yr Blt 1997 A/C VERIFY Heat VERIFY Fin Ofc Mezz SF TBD Incl in Avail SF N  
 Thomas Bk Pg# 736-A7 Zone IND To Show Call Broker - FOR APPOINTMENT Sp. Feat. PARK  
 AGENT Douglas E Wells (562)908-6012 x203 Region S Listing # 1208346  
 FIRM Penta Pacific Properties 01/30/09  
 FTFC CB500N000S000/AOAA Notes Occupied. Lease Terms: 3-5 Years Or Submit. No CAMS. G.L. Door Is: 12'X13'. One Block S. Of Artesia (91) Fwy; Between Lakewood Blvd And Clark Exits.

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

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