

# INDUSTRIAL FOR LEASE

AVAIL SF: 3,600

TOTAL BLDG SF: 31,525



ADDRESS 9400-9416 BURTIS ST UNIT 9400, SOUTH GATE CA ZIP 90280

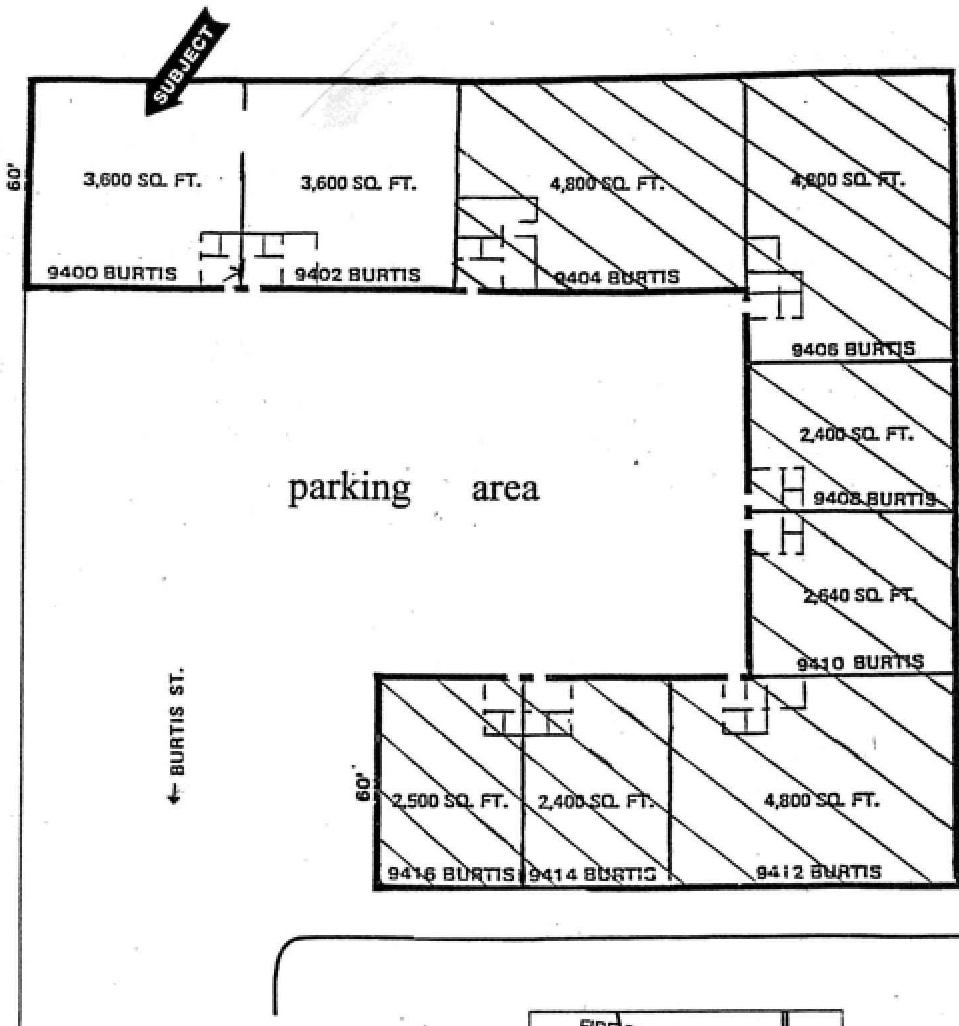
**End Unit - Easy Access / Loading**  
**Small CTU Industrial Park - 1/2 Rent For 4 Mos.**  
**18' Minimum Clearance 14' High Door**  
**M-3 Zone/Two (2) Restrooms**  
**Near Long Beach (710) Freeway**

LEASE RENTAL \$ 1,260 /mo Gross 0.350 Net \_\_\_\_\_ Term **ACCEPTABLE TO OWNER**  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ 2,641.00 Yr 2007-2008  
 Terms \_\_\_\_\_ Possession D-12/01/08  
 Avail SF 3,600 Dim IRR X IRR Power A 200 V 240-240 Ø 3 W TBD  
 Min. SF 3,600 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 CTU 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 18 OFFICE DATA Ofc SF 350 # TBD Rest Rms: M TBD W TBD  
 Pkg 5 Fenced N Yr Blt 1979 A/C VERIFY Heat VERIFY Fin Ofc Mezz SF TBD Incl in Avail SF N  
 Thomas Bk Pg# 705-F4 Zone M3 To Show Call Broker - FOR APPOINTMENT Sp. Feat. \_\_\_\_\_  
 AGENT Douglas E Wells (562)908-6012 x203 Region C Listing # 1203826  
 FIRM Penta Pacific Properties 10/24/08  
 FTFC CB250N000S000/AOAA Notes Occupied. Lease Term: 3-5 Yrs W/Periodic COLAS. \*Rate for first 4 months; \$2,520 (\$0.70 P.S.F.) thereafter. No. Of offices: 1. Special Features: Part Of Industrial Park.

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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