

INDUSTRIAL FOR LEASE

AVAIL SF: 4,785

TOTAL BLDG SF: 31,525



ADDRESS 9400-9416 BURTIS ST UNIT 9406, SOUTH GATE CA ZIP 90280

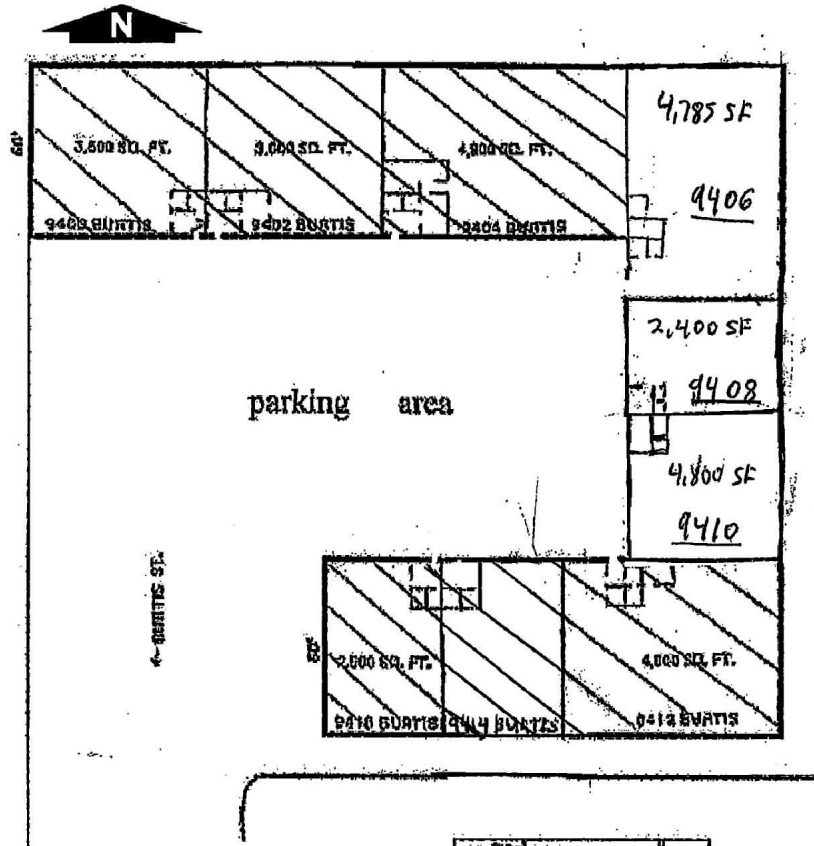
Small CTU Industrial Park - No CAMS
M-3 Zone / 6 Car Parking
18' Minimum Clearance/ 14' High Door
Two (2) Restrooms, Two (2) Offices
Near Long Beach (710) Freeway

LEASE RENTAL \$ 2,823 /mo Gross 0.590 Net _____ Term 2-5 Yrs W/ Periodic COLAs
SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate Tax \$ 3,936.00 Yr 2010-2011
Avail SF 4,785 Power A 200 V 120-208 Ø 3 W TBD
Min. SF 4,785 Heat NONE Cooling NONE PWR Notes VERIFY
Land SF POL Truck Hi Pos 0 Dim _____
Const CTU Roof VERIFY Grd Lev Drs 1 Dim 10x14
Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 2
Sprinklered NO Min Clear Height 18 OFFICE DATA Office SF 525 # 2
Pkg 6 Yard Yes-Fenced Yr Blt 1979 A/C Y Heat Y Fin Ofc Mezz SF 0 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, Justin Wells (562)908-6016 Region C Listing # 1246269
x 205 FIRM Penta Pacific Properties 06/24/11
FTCF CB250N000S000/AOAA Notes Adjacent units 9408 (2,400 SF) and 9410 (2,640 SF) also available. Possession:
Execution of Lease.

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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PENTA
PACIFIC

DOUBLAS E. WELLS

(882) 908-6012
Direct Line



INDUSTRIAL FOR LEASE

AVAIL SF: 2,400

TOTAL BLDG SF: 31,525



ADDRESS 9400-9416 BURTIS ST UNIT 9408, SOUTH GATE CA ZIP 90280

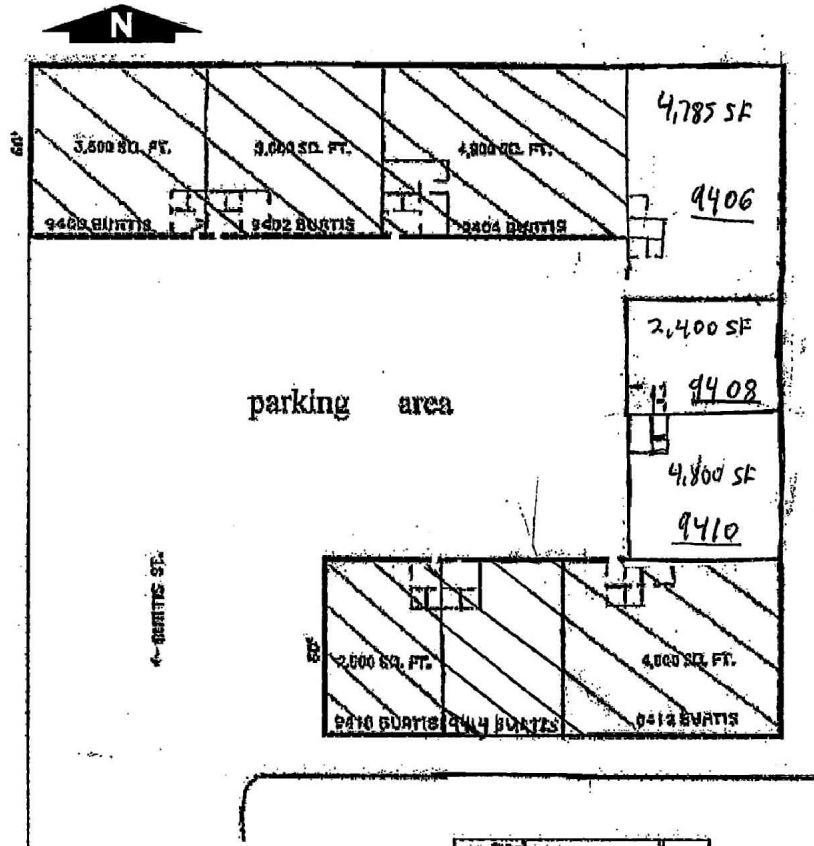
Small CTU Industrial Park - No CAMS
M-3 Zone / 3 Car Parking
18' Minimum Clearance/ 14' High Door
Two (2) Restrooms, One (1) Office
Near Long Beach (710) Freeway

LEASE RENTAL \$ 1,416 /mo Gross 0.590 Net _____ Term 2-5 Yrs W/Periodic COLAs
 SALE PRICE \$ NFS Price/SF \$ _____ Possession VERIFY Tax \$ 1,974.00 Yr 2010-2011
 Avail SF 2,400 Power A 200 v 120-208 Ø 3 W TBD
 Min. SF 2,400 Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF POL Truck Hi Pos 0 Dim _____
 Const CTU Roof _____ Grd Lev Drs 1 Dim 10x14
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 2
 Sprinklered NO Min Clear Height 18 OFFICE DATA Office SF 325 # 1
 Pkg 3 Yard Yes-Fenced Yr Blt 1979 A/C Y Heat Y Fin Ofc Mezz SF 0 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, Justin Wells (562)908-6016 Region C Listing # 1246268
x 205 FIRM Penta Pacific Properties 06/24/11
 FTCF CB250N000S000/AOAA Notes 14' high loading door. No CAMS. Adjacent units 9406 (4,758 SF) and 9410 (2,640 SF)
 also available. Possession: Execution of Lease.

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INDUSTRIAL FOR LEASE

AVAIL SF: 2,640

TOTAL BLDG SF: 31,525



ADDRESS 9400-9416 BURTIS ST UNIT 9410, SOUTH GATE CA ZIP 90280

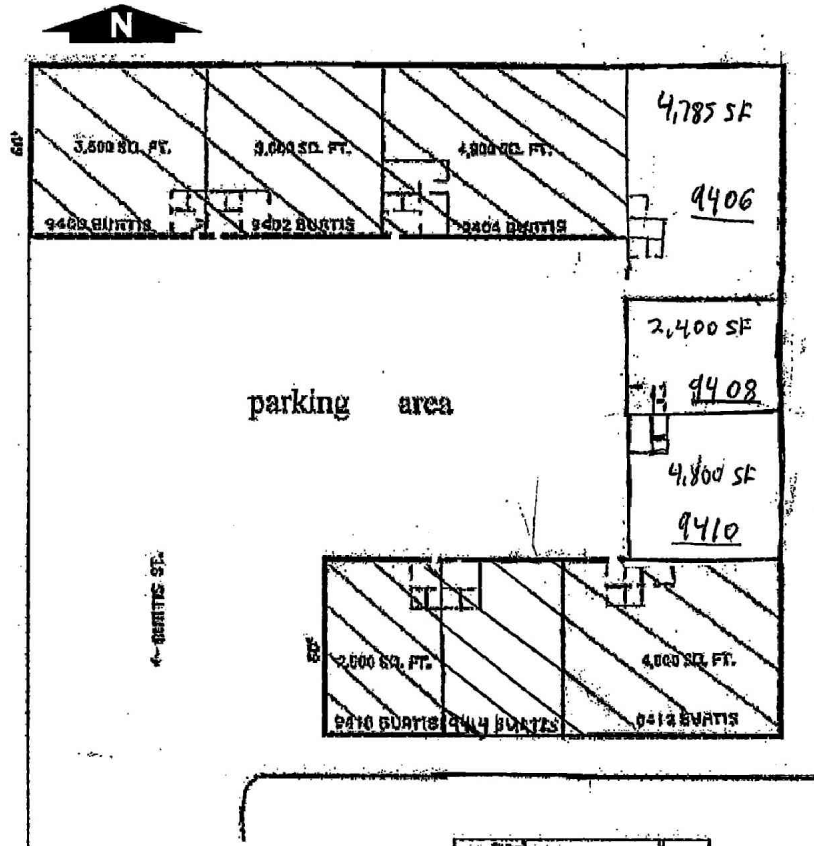
Small CTU Industrial Park - No CAMS
M-3 Zone / 6 Car Parking
18' Minimum Clearance/ 14' High Door
Two (2) Restrooms, One (1) Office
Near Long Beach (710) Freeway

LEASE RENTAL \$ 1,557 /mo Gross 0.590 Net _____ Term 2-5 Yrs W/ Periodic COLAs
 SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate Tax \$ 2,172.00 Yr 2010-2011
 Avail SF 2,640 Power A 200 v 120-208 Ø 3 W TBD
 Min. SF 2,640 Heat VERIFY Cooling VERIFY PWR Notes VERIFY
 Land SF POL Truck Hi Pos 0 Dim _____
 Const CTU Roof _____ Grd Lev Drs 1 Dim 10x14
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 2
 Sprinklered NO Min Clear Height 18 OFFICE DATA Office SF 200 # 1
 Pkg 6 Yard Yes-Fenced Yr Blt 1979 A/C Y Heat Y Fin Ofc Mezz SF 0 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, Justin Wells (562)908-6016 Region C Listing # 1246270
x 205 FIRM Penta Pacific Properties 06/24/11
 FTFC CB250N000S000/AOAA Notes Adjacent units 9408 (2,400SF) and 9406 (4,758 SF) also available.

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