

# INDUSTRIAL FOR LEASE

AVAIL SF: 2,400

TOTAL BLDG SF: 31,525



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

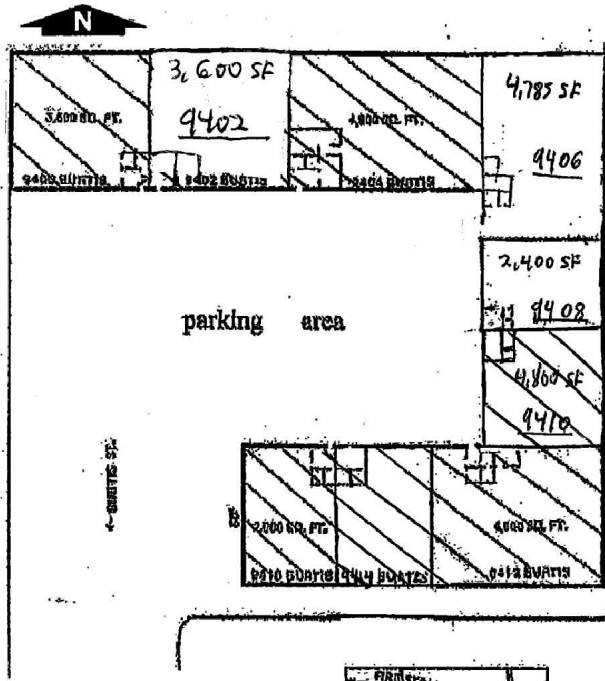
**Small CTU Industrial Park - No CAMS**  
**M-3 Zone / 3 Car Parking**  
**18' Minimum Clearance/ 14' High Door**  
**Two (2) Restrooms, One (1) Office**  
**Near Long Beach (710) Freeway**

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  
 FTFCF CB250N000S000/AOAA Notes 14' high loading door. No CAMS. Units 9406 (4,758 SF) and 9402 (3,600 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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DOUGLAS E. WELLS

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Direct Use

