

INDUSTRIAL FOR SALE

AVAIL SF: 5,335

TOTAL BLDG SF: 5,335



ADDRESS 6201 CLARA, BELL GARDENS CA ZIP 90201

Priced At \$111.53 PSF - Submit All Offers!
Former Machine Shop - 400A 240V 3PH Power
Small Free Standing Block Building - Corner Lot
L.B. (710) Fwy Access / Near Garfield & Florence
Bonus 1,176 SF Office Mezzanine + 689 SF Shop Mezzanine Offices

LEASE RENTAL \$ NFL /mo Gross 0.000 Net 0.000 Term
 SALE PRICE \$ 595,000 Price/SF \$ 111.53 Possession Immediate Tax \$ 3,188.00 Yr 2009-2010
 Avail SF 5,335 Power A 400 V 240-240 Ø 3 W TBD
 Min. SF 5,335 Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF 9,435 Truck Hi Pos 0 Dim
 Const BLK Roof VERIFY Grd Lev Drs 2 Dim (1)10X10; (1)8X8
 Rail NONE Unfin Ofc Mezz SF 689 Incl in Avail SF N Restrooms:
 Sprinklered NO Min Clear Height 12 OFFICE DATA Office SF 945 # TBD
 Pkg 9 Yard No Yr Blt 1954R84 A/C Y Heat Y Fin Ofc Mezz SF 1,176 Incl in Avail SF N
 Thomas Bk Pg# 705-E2 Zone M1 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE
 AGENT Douglas E Wells (562)908-6012 x203, Justin Wells (562)908-6016 Region C Listing # 1220288
x 205 FIRM Penta Pacific Properties 09/11/09
 FTFCF CB000N000S250/AOAA Notes Occupied. Sale Terms: Acceptable to Owner. Legal address is 6203 Clara (See Reverse) Built in 1954. Remodeled in 1973 and 1984.

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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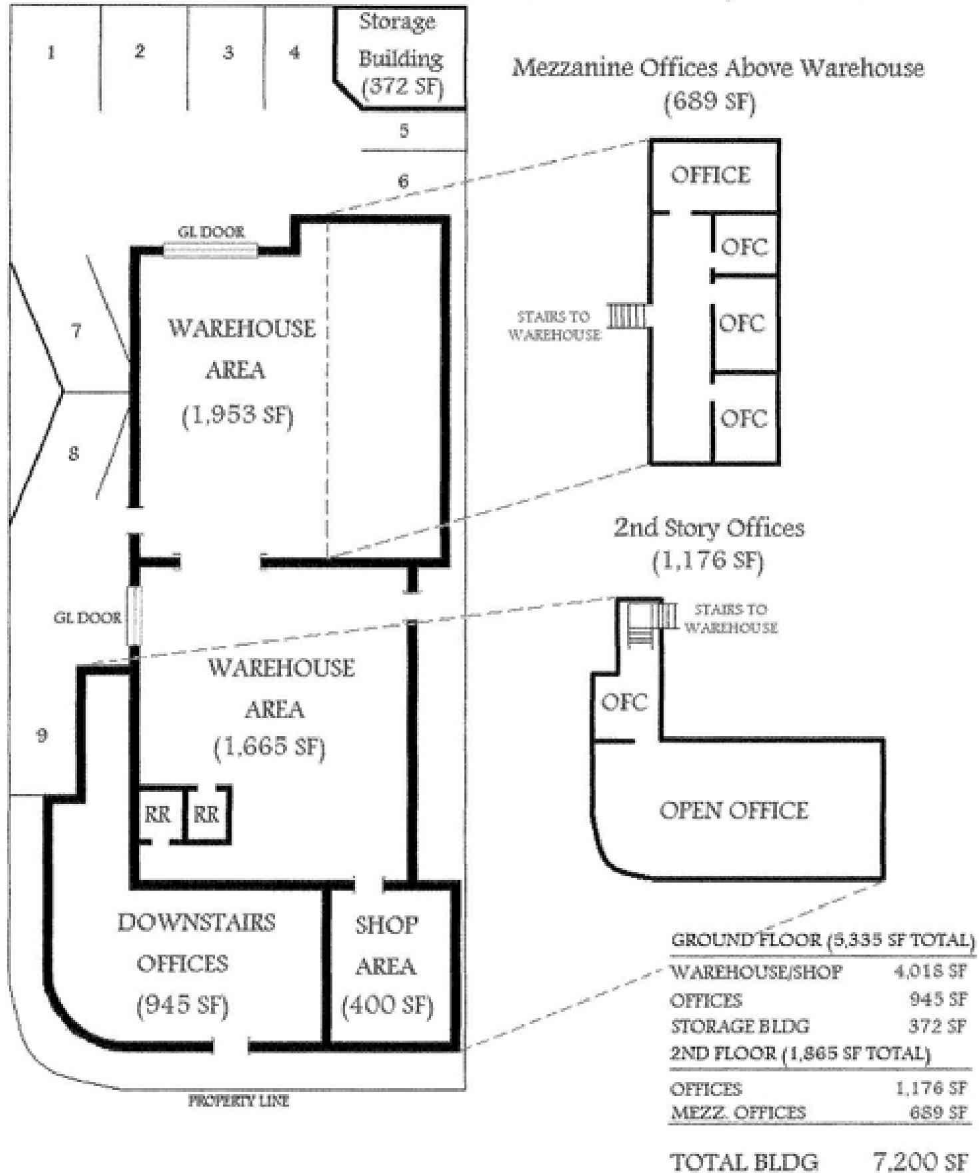




PENTA PACIFIC PROPERTIES

8500 NORWALK BOULEVARD / SANTA FE SPRINGS, CA 90670 / 562-899-1922

6201 CLARA ST., BELL GARDENS



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