

INDUSTRIAL FOR LEASE OR SALE

AVAIL SF: 2,170

TOTAL BLDG SF: 2,170



ADDRESS 6302 MAYWOOD AV, BELL CA ZIP 90201

Price Reduced To \$149.77 PSF
Small Freestanding Bldg. on 6,068 SF Lot
Located Between Randolph & Gage
Commercial/Light Industrial
Fenced Yard Area

LEASE RENTAL \$ 1,500 /mo Gross 0.691 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ 325,000 Price/SF \$ 149.77 Tax \$ 5,800.00 Yr 2008-2009
 Terms ACCEPTABLE TO OWNER / SEE NOTES Possession Immediate
 Avail SF 2,170 Dim IRR X IRR Power A 200 V 240-240 Ø 3 W TBD
 Min. SF 2,170 Dim IRR X IRR Lighting VERIFY Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF 6,068 Dim IRR X IRR Trk Hi Pos 0 Dim _____
 Const F/S Roof VERIFY Grd Lev Drs 2 Dim 9X10; 10X9 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 9 OFFICE DATA Ofc SF 600 # 2 Rest Rms: M TBD W TBD
 Pkg 6 Yard No Yr Blt 1930 A/C Y Heat Y Fin Ofc Mezz SF TBD Incl in Avail SF N
 Thomas Bk Pg# 675-C6 Zone C3R 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 # 1217830
x 205 FIRM Penta Pacific Properties 07/24/09
 FTFC CB250N000S250/OAA Notes Occupied. Lease Term: 2-3 years or submit. Sale Terms: All Cash To Seller. Sp. Feat:
Paved Yard. Buyer to verify all info. Co-Listed With Non-AIR Member. 2nd Pwr. Pnl: 100A, 120-240V & 1P. Check with city on
allowable uses. Sale subject to lender app

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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