

OFFICE FOR LEASE

MAXIMUM
CONTIGUOUS SF: 1,310
TOTAL AVAIL SF: 1,310
TOTAL BLDG SF: 13,180



ADDRESS 6750 FOSTER BRIDGE BL A, BELL GARDENS CA ZIP 90201

FRONT UNIT / SHOWROOM SPACE - ONLY \$0.79 PSF GROSS
ADJACENT 1,440 SF WAREHOUSE UNIT ALSO AVAILABLE
EXCELLENT CTU INDUSTRIAL PARK / COFFEE BAR
HIGH IMAGE MULTI-TENANT BUILDING
CLOSE TO S.A. (5) AND L.B. (710) FWYS.
5% COMMISSION TO CO-OP BROKER

LEASE RENTAL \$ 1,035 Rate/SF \$ 0.790 FSG Rentable Usable Load %

Lease Terms 2-3 YEARS Tenant Improvement Allowance/SF NONE

SALE PRICE \$ NFS Price/SF \$ Possession Immediate

Sale Terms

Maximum Contig. SF 1,310 Building Name

Minimum Available SF 1,310

Total Available SF 1,310 Land SF POL Current Building Taxes 09-10 2,392

Floors Total 1 # Floors Available 1 Typical Floor Size 1,310 Insurance Landlord Tenant

Existing Improvements 1 RESTROOM, 1 PRIVATE OFFICE Utilities Landlord Tenant

Air Conditioning Landlord Tenant

Elevators 0 Const CTU

Pkg. Spaces 3 / 1000 Rate 0.00 Year Built 2002 Sprkd N Sp. Feat. PARK

Thomas Bk Pg# 706-A1 Zone M1 To Show Lock Box - VERIFY Region C Listing # 3466

AGENT Douglas E Wells (562)908-6012 x203, Justin Wells (562)908-6016 FIRM Penta Pacific Properties

x 205

FTCF CB500Y200S000/AOAA Notes TENANT TO VERIFY ALL INFORMATION. UNIT CAN BE COMBINED WITH

UNIT B (1,440 SF WAREHOUSE) FOR A TOTAL OF 2,750 SF.