

INDUSTRIAL FOR LEASE

AVAIL SF: 2,880

TOTAL BLDG SF: 13,180



ADDRESS 6750 FOSTER BRIDGE BL UNIT H & I, BELL GARDENS CA ZIP 90210

Low Gross Rate - \$0.59 PSF
CTU Industrial Park / Adjacent Unit Also Available
Rear Units / 50% Office & 50% Warehouse
Close To S.A. (5) And L.B. (710) Fwys.
"H" = 1,440 SF Whse / "I" = 1,440 SF Office (HVAC)
5% Commission to Co-Op Broker

LEASE RENTAL \$ 1,699 /mo Gross 0.590 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ TBD Yr 2010-2011
 Terms _____ Possession Immediate
 Avail SF 2,880 Dim IRR X IRR Power A 200 V 208-208 Ø 3 W TBD
 Min. SF 2,880 Dim IRR X IRR Lighting VERIFY Heat VERIFY Cooling VERIFY PWR Notes VERIFY
 Land SF POL Dim IRR X IRR Trk Hi Pos 0 Dim _____
 Const VERIFY Roof VERIFY Grd Lev Drs 0 Dim _____ 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 14 OFFICE DATA Ofc SF 1,440 # 6 Rest Rms: M TBD W TBD
 Pkg 6 Yard No Yr Blt _____ A/C Y Heat Y Fin Ofc Mezz SF TBD Incl in Avail SF N
 Thomas Bk Pg# 706-A1 Zone M1 To Show Call Broker - FOR APPOINTMENT Sp. Feat. _____
 AGENT Douglas E Wells (562)908-6012 x203, Justin Wells (562)908-6016 Region C Listing # 1232059
x 205 FIRM Penta Pacific Properties 06/11/10
 FTCF CB500Y200S000/AOAA Notes Vacant. Lease Terms: 2-3 Years. 5% Co-Op Commission. Special Features: Part Of Industrial Park.

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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