

INDUSTRIAL FOR LEASE

AVAIL SF: 7,500

TOTAL BLDG SF: 7,500



ADDRESS 7626 EMIL AV, BELL GARDENS CA ZIP 90201

\$0.39 Gross! Submit All Offers (With Good Credit)

Small Free Standing Block Bldg/Fenced (Block Wall) Yard/12 Parking Spaces

Three (3) Ground Level Doors / 14' Clearance

400A*, 240V, 3PH / Distributed Power + Air Lines

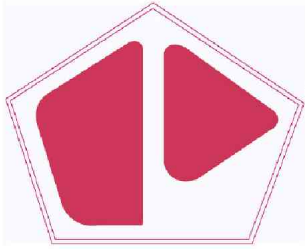
L.B. (710) Freeway Access / Near Florence & Garfield

LEASE RENTAL \$ 2,925 /mo Gross 0.390 Net _____ Term 3-5 Years
 SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate Tax \$ 9,264.00 Yr 2009-2010
 Avail SF 7,500 Power A 400 V 240-240 Ø 3 W 4
 Min. SF 7,500 Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF 15,180 Truck Hi Pos 0 Dim _____
 Const BK Roof VERIFY Grd Lev Drs 3 Dim 12x12
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 2
 Sprinklered NO Min Clear Height 14 OFFICE DATA Office SF 395 # 3
 Pkg 12 Yard Yes-Fncd/Pvd Yr Blt 1986 A/C Y Heat N Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 705-J2 Zone M1 To Show Lock Box - VERIFY Sp. Feat. FREE, YARD
 AGENT Justin Wells (562)908-6016 x 205, Douglas E Wells (562)908-6012 Region C Listing # 1244010
x203 FIRM Penta Pacific Properties 04/29/11
 FTCTF CB250N000S000/AOAA Notes Combo Lockbox on gate: Call broker; Block wall. No CAM Fees. Special Features:
Paved Yard, Free Standing Building. Upgrade from 200A to 400A to be completed in early 2012. \$0.39 PSF for the first year of
lease, \$0.49 thereafter.

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.
 © American Industrial Real Estate Association



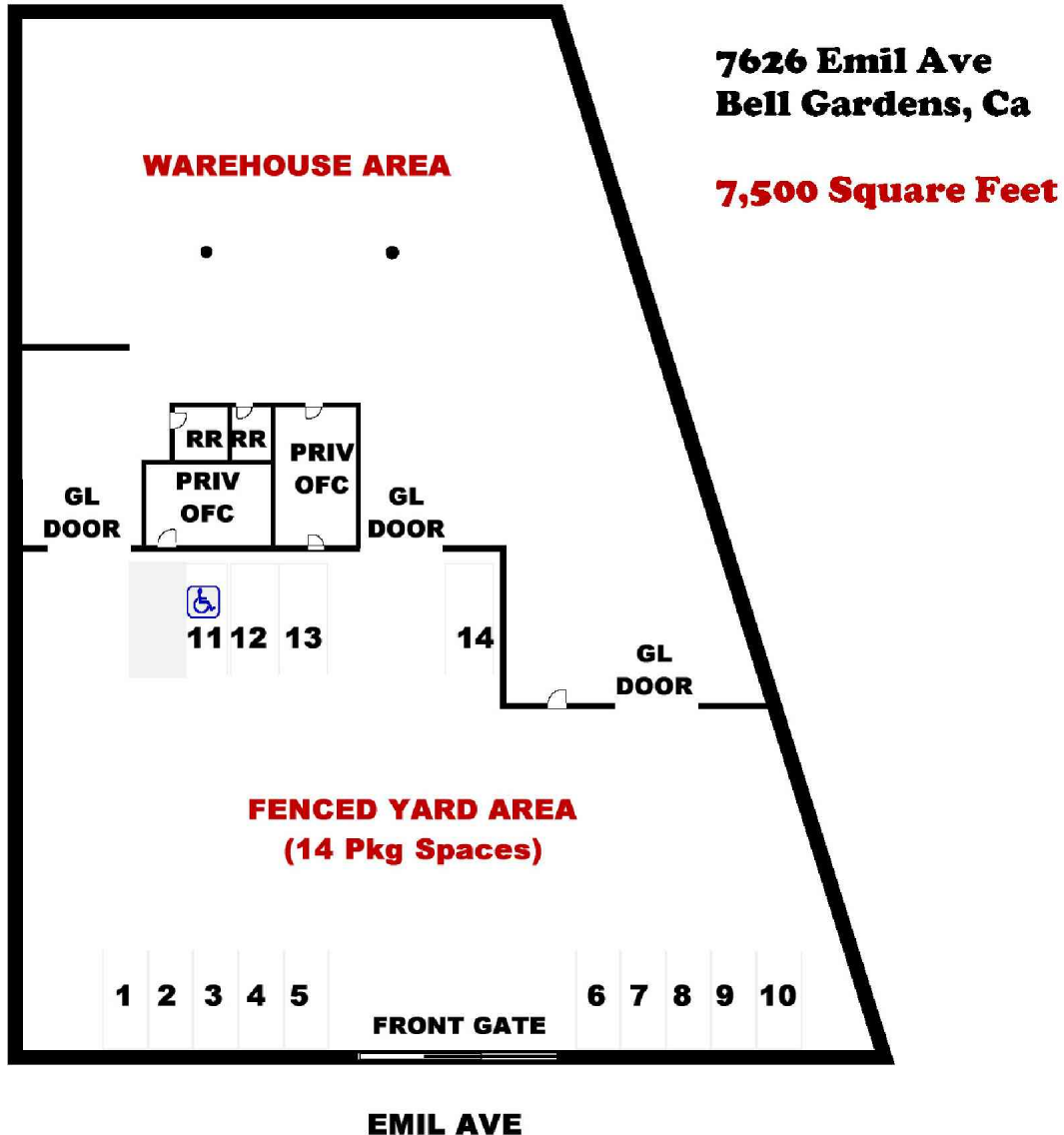


Penta Pacific Properties

9500 Norwalk Blvd, Santa Fe Springs, CA 90670

P: (562) 699-1922 / F: (562) 699-6763

www.pentapacific.com - CA DRE Lic. #00346517



Justin C. Wells
(562) 908-6016
justin@pentapacific.com

Douglas E. Wells
(562) 908-6012
doug@pentapacific.com

See All of Our Listings at DouglasEwells.com