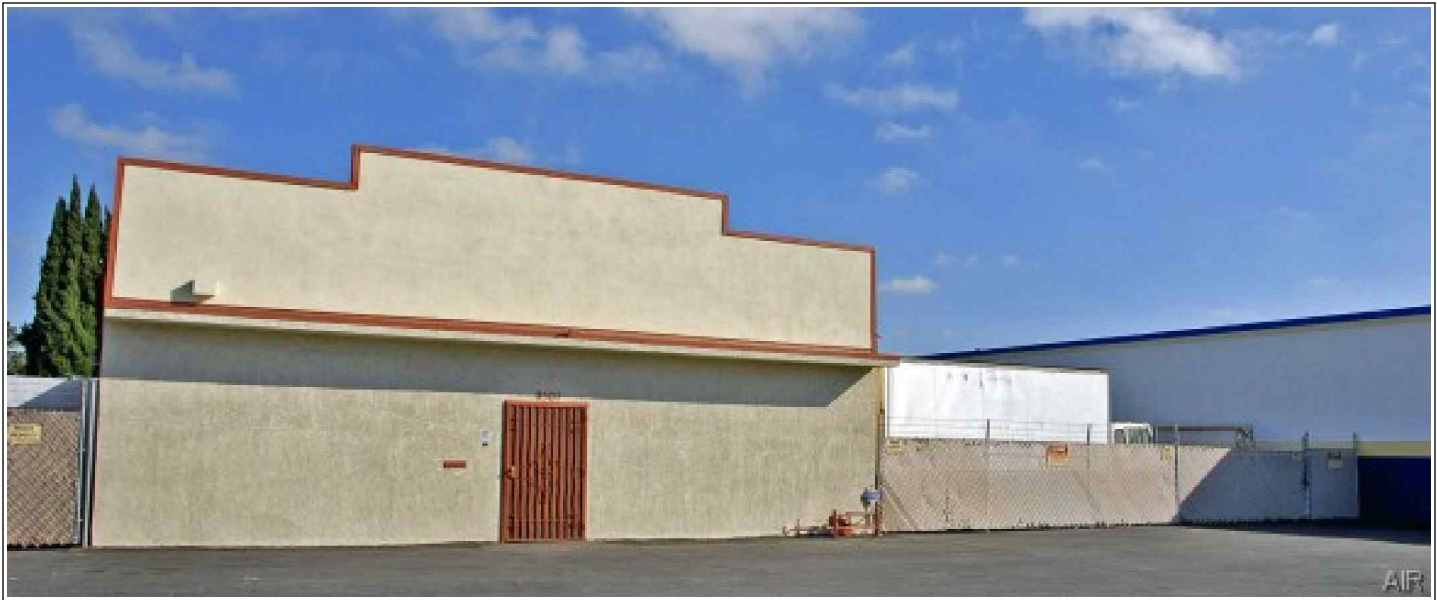


Industrial For Sale - Active

Available SF: 2,980  
Total Building SF: 2,980



Address: 9501 Alondra, Bellflower, CA 90706  
Cross Streets: Alondra Blvd/Bellflower Blvd

Small Building With Large Yard For Sale  
Major Street Exposure  
Commercial Uses – Contractor’s Office, Auto Parts  
Easy Access To (605), (105), And (91) Freeways

Price/SF: \$243.29	Sale Price: \$725,000	Taxes: \$2.51/sf, Yr 2008
Available SF: 2,980	Office SF / #: 430 / 3	Parking: Ratio: 10.1:1 / Spaces: 30
Const Status/Yr Blt: Existing/1950	Construction Type: Mixed	Thomas Guide: 736-B5
Region: LA South	Specific Use: Light Industrial	APN #: 6271-021-019
Zoning: BF GG	Lot Size: 14,484 SF / 0.33 AC	Clear Height: 12
Ground Level Drs: 2 / 18X12, 15X18	Dock High: 0	Amps:
Sprinklered: No	Yard: Yes - Fenced/Paved	Volts: 240-240
Finished Ofc Mezz: No	Unfinished Mezz: No	Phase: 3 Wire: 4
Include In Avail: No	Include In Avail: No	Office Air: TBD Office Heat: TBD
Rail Service: No	Heat/Cool:	FTCF: CB000N000S300/AOAA
	Listing Date: 10/01/2009	

Notes: Call Broker – For Appointment. Sale Terms: Cash, Cash To New Loan, Acceptable To Owner. Sp. Feat: Paved Yard & Free Standing Building. Const: Metal & Frame And Stucco.

Prepared By:  
Penta Pacific Proper - Santa Fe Springs  
Gregory Jenkins (562) 908-6020 x206

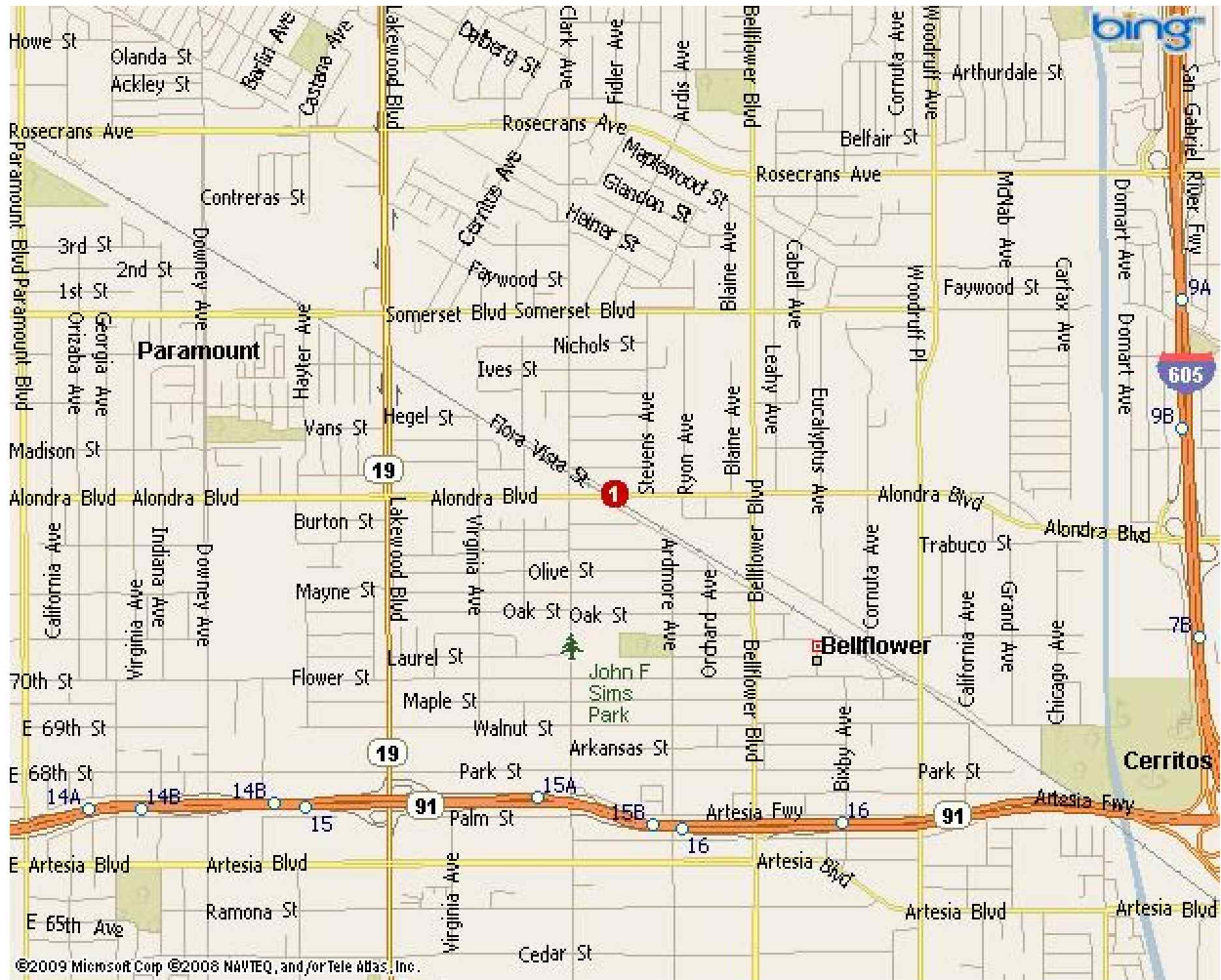
This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.



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# Property Map

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## Map Legend

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- 1) 9501 Alondra, Bellflower, CA 90706
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