

INDUSTRIAL FOR SALE

AVAIL SF: 1,860

TOTAL BLDG SF: 1,860



ADDRESS 9812 ATLANTIC AV, SOUTH GATE CA ZIP 90280

Small Building For Sale – Only \$325K
Major Street Frontage
Alley Access / M2 Zone / Rear Yard
Minutes To L.B. (710) Fwy.

LEASE RENTAL \$ NFL /mo Gross _____ Net 0.000 Term _____
 SALE PRICE \$ 325,000 Price/SF \$ 174.73 Tax \$ 4,269.00 Yr 2008-2009
 Terms ACCEPTABLE TO OWNER / SEE NOTES Possession COE
 Avail SF 1,860 Dim IRR X IRR Power A 200 v 240-240 Ø 3 W TBD
 Min. SF 1,860 Dim IRR X IRR Lighting VERIFY Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF 4,308 Dim IRR X IRR Trk Hi Pos 0 Dim _____
 Const F/S Roof VERIFY Grd Lev Drs 1 Dim 8' x 8' Well N
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Rest Rms: M TBD W TBD
 Sprkd NO Min Clr Hgt 10 OFFICE DATA Ofc SF 100 # 1 Rest Rms: M TBD W TBD
 Pkg 4 Yard Yes Yr Blt 1940 A/C N Heat N Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 705-D2 Zone M2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE
 AGENT Douglas E Wells (562)908-6012 x203 Region C Listing # 1225454
 FIRM Penta Pacific Properties 01/15/10
 FTFC CB00N000S300/AOAA Notes Occupied. Sale Terms: Cash. Great For Small Manufacturer, Contractor's Office; Billboard Income Of \$120/Mo.

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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