

INDUSTRIAL SUBLEASE

AVAIL SF: 15,984TOTAL BLDG SF: 40,776ADDRESS 9820 BELL RANCH DR UNIT 101&102, SANTA FE SPRINGS ZIP 90670

Bell Ranch Business Park
Good Access to (5), (605) and (105) Freeways
Can be Divided into 6,048 & 9,936 Sq. Ft.

LEASE RENTAL \$ 10,709 /mo Gross 0.670 Net _____ Term Sublease thru 9/30/2014
SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate Tax \$ TBD Yr 2010-2011
Avail SF 15,984 Power A 400 V 277-480 Ø 3 W TBD
Min. SF 6,048 Heat NONE Cooling NONE PWR Notes VERIFY
Land SF POL Truck Hi Pos 0 Dim _____
Const CTU Roof LAM Grd Lev Drs 3 Dim 12x14
Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 4
Sprinklered YES Min Clear Height 18 OFFICE DATA Office SF 3,500 # 10
Pkg 30 Yard No Yr Blt 1989 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
Thomas Bk Pg# 707-A4 Zone M2 To Show Lock Box - VERIFY Sp. Feat. PARK
AGENT Tim Hickok (562)908-6018 x207 Region SE Listing # 1242066
FIRM Penta Pacific Properties 03/11/11
FTCF CB250N000S000/AOAA Notes Combo Lock Box- Front Door. Sp. Feat: Part of Industrial Park. Pager#: (562) 235-0538. 2nd Pwr Pnl: 400A, 277-480V, 3PH. Taxes: \$2,022.

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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9820 BELL RANCH DRIVE

