

LAND

FOR LEASE

AVAIL SF: 3,511ACRES: 0.08ADDRESS 4658 FIRESTONE BL, SOUTH GATE CA ZIP 90280

**Used Car Lot W/ Office Bldg.
Major Street Frontage
Paved Parking Lot
Easy Access To Long Beach (710) Fwy.
Near Intersection Of Firestone (42) Bl & Atlantic Ave.**

LEASE RENTAL \$ 1,500 /mo Gross 0.427 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ TBD Yr 2010-2011
 Terms _____ Possession VERIFY
 Avail SF 3,511 Dim IRR X IRR Assessor's Parcel # 6216-014-012
 Min. SF 3,511 Add'l St. Ded. VERIFY Sewer Lines Yes - VERIFY
 Fenced VERIFY Paved VERIFY Rail NONE Water Lines Yes - VERIFY
 Net Avail SF 3,511 Gas Lines Yes - VERIFY
 Build To Suit _____ General Topography VERIFY
 Easements TBD Bldg(s) SF & Description VERIFY
 Thomas Bk Pg# 705-D2 Zone CM
 Soil Report VERIFY Environmental Report(s) VERIFY
 AGENT Douglas E Wells (562)908-6012 x203, Justin Wells (562)908-6016 Region C Listing # 1230574
x 205 FIRM Penta Pacific Properties 05/07/10
 FTFCF CB250N000S300/AOAA Notes Lease Terms: 1-3 Years or Submit. Current use allowed to continue by Grandfather
Clause W/city. Bldg(s) SF & Description: 672 Sq. Ft. office bldg. w/ RR. Fenced & Paved.

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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