



Available SF: 5,901

Total Building SF: 7,195



Address: 10524 Sessler St, Unit B, South Gate, CA 90280
Cross Streets: Meadow Dr / Sessler St

**Free Standing Block Bldg. w/ Fenced Concrete Yard
 3 Large Doors (12'x12') / M2 Zone
 Well Distributed Power and Airlines - 400A 120/208 3PH
 1/2-Ton Crane / 2 Offices / 2 RR / Easy Access to 710 Fwy
 Near Imperial/Garfield at End of a Cul-De-Sac / No CAMs**

Lease Rate/Mo: \$5,840
Lease Rate/SF: \$0.99
Lease Type: Gross
Terms: 3-5 Years
Price/SF: --
Sale Price: --
Taxes: --
Available SF: 5,901
Minimum SF: 5,901
Prop Lot Size: POL
Yard: FnCd/Pvd
Zoning: M-2

Construction Type: Brick/Block
Const Status/Year Blt: EXIST / 1989
Sprinklered: Yes
Ground Lvl Drs/Dim: 3 / 12x12
Dock High/Dim: 0 / --
Clear Height: 15
Heat/Cool: Space Heaters
Roof Type: Lam Glu WB
A: 400 V: 120/208 Ø: 3 W: 4
Parking Spaces: 7 / Bldg Ratio: 1.2:1
Rail Service: No
Specific Use: Light Industrial

Office SF / #: 350 / 2
Restrooms: 2
Office Air: Yes **Office Heat:** Yes
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 09/01/17
To Show: Call Agent
Region: LA Central/Commerce/Vernon
Thomas Guide: 705-F6
APN#: 6233-003-013

Listing Company: Penta Pacific Properties - Santa Fe Springs (562) 699-1922

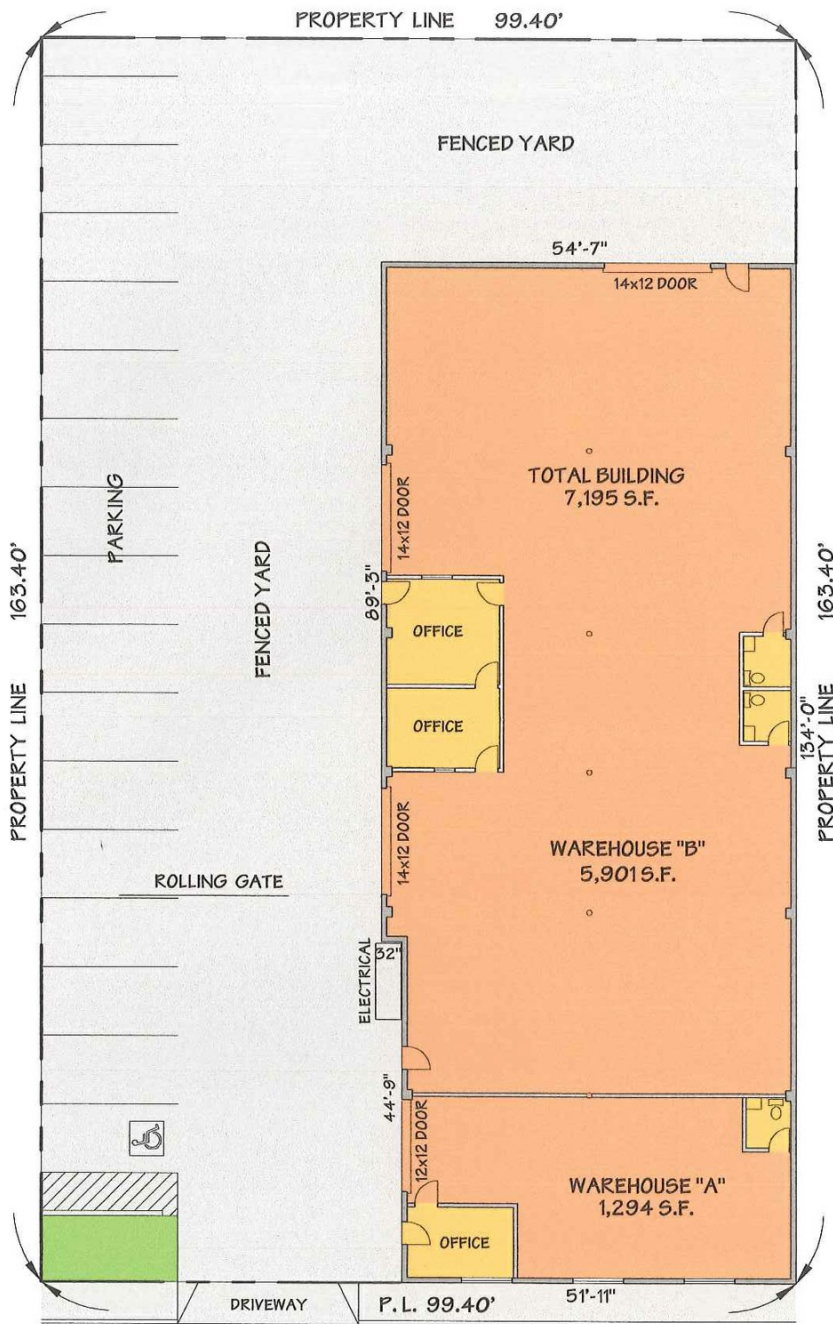
Agents: Douglas Wells (562) 908-6012x

Property/Listing/Ste #: 712844/1887005/2981740

Listing Date: 06/05/2017

FTCF: CB250Y200S000/AOAA

Notes: Do not disturb tenant. Call broker for appointment to tour. Annual 3% increase. (See reverse.) Unit A (1,294 SF) also available for total of 7,195 SF (@ .936 psf). Concrete parking area and yard. Taxes: \$8,843 (2016/2017). Taxes for entire building.



SESSLER STREET

SITE PLAN

SCALE: 1" = 20'



10524 SESSLER STREET, SOUTH GATE, CA 90280

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.