



**Available SF:** 7,195

**Total Building SF:** 7,195



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

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

**Lease Rate/Mo:** \$6,763  
**Lease Rate/SF:** \$0.94  
**Lease Type:** Gross  
**Terms:** 3-5 Years  
**Price/SF:** --  
**Sale Price:** --  
**Taxes:** --  
**Available SF:** 7,195  
**Minimum SF:** 7,195  
**Prop Lot Size:** 16,310 SF / .37 AC  
**Yard:** FnCd/Pvd  
**Zoning:** M-2

**Construction Type:** Brick/Block  
**Const Status/Year Blt:** EXIST / 1989  
**Sprinklered:** Yes  
**Ground Lvl Drs/Dim:** 4 / 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:** 9 / **Bldg Ratio:** 1.2:1  
**Rail Service:** No  
**Specific Use:** Light Industrial

**Office SF / #:** 500 / 3  
**Restrooms:** 3  
**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

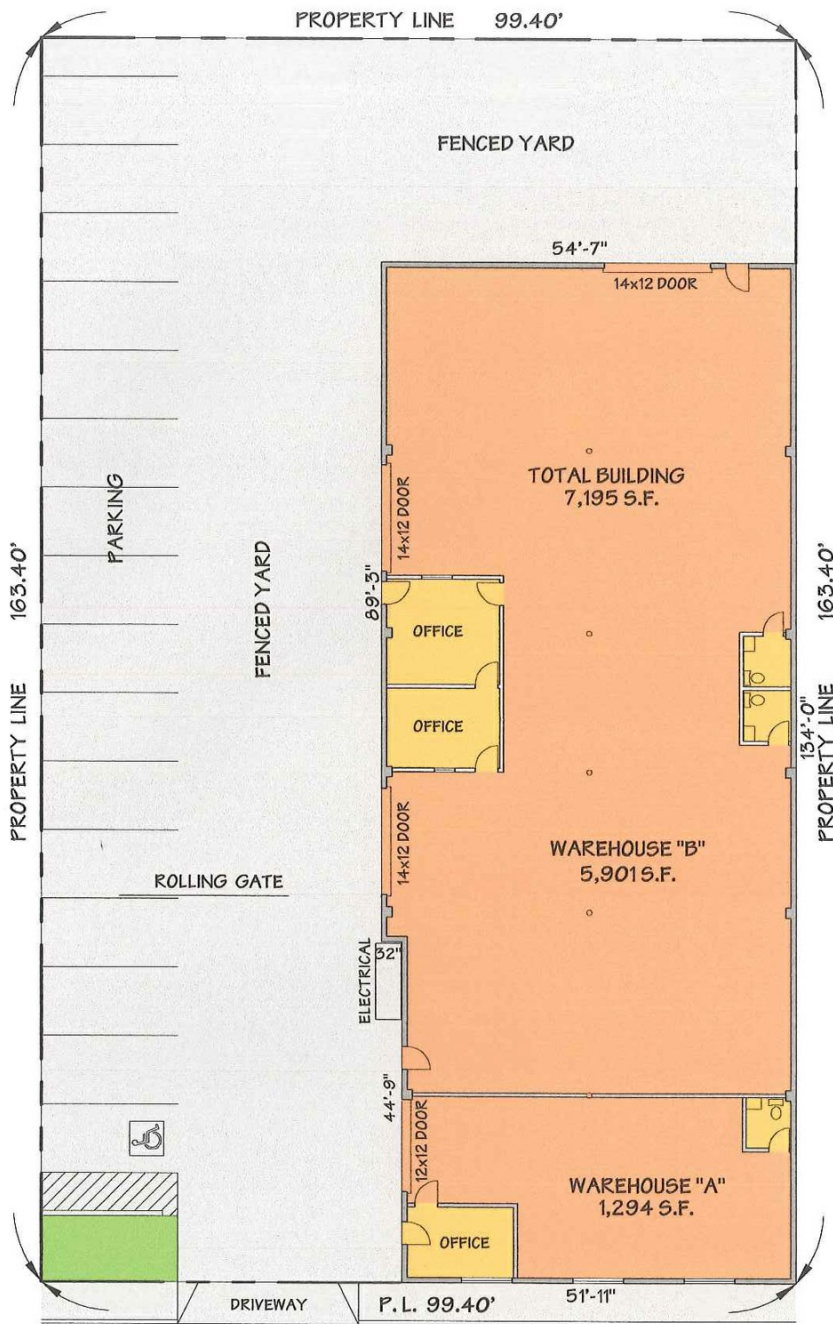
**Agents:** Douglas Wells (562) 908-6012x

**Property/Listing/Ste #:** 712844/1887005/2981736

**Listing Date:** 06/05/2017

**FTCF:** CB250Y200S000/AOAA

**Notes:** Do not disturb tenant. Call broker for appointment to tour. Annual 3% increase. (See reverse.) Divisible into 5,901 SF (@ .99 psf) and 1,294 SF (@1.12 psf) units. 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.