



**Available SF:** 16,460

**Total Building SF:** 16,460



**Address:** 6710 Florence Ave, Bell Gardens, CA 90201  
**Cross Streets:** Florence Ave / Scout Ave

**Major Street Frontage & Large Concrete Yard Area**  
**Retail Potential / 50 Car Parking / Clarifier / On 1.23 AC. Parcel**  
**Corner Lot / Signalized Intersection / Access on Clara St.**  
**Excellent Owner / User / Investor / Development Opportunity**

**Price/SF:** \$173.15  
**Sale Price:** \$2,850,000  
**Taxes:** --, 2016  
**Available SF:** 16,460  
**Prop Lot Size:** 53,660 SF / 1.23 AC  
**Yard:** Fncd/Pvd  
**Zoning:** M1

**Construction Type:** Brick/Block  
**Const Status/Year Blt:** EXIST / 1970  
**Sprinklered:** No  
**Ground Lvl Drs/Dim:** 5 / 12x12  
**Dock High/Dim:** 0 / --  
**Clear Height:** 14  
**Heat/Cool:** None  
**Roof Type:** Unlam WB F  
**A: 200 V: 240 Ø: 3 W: 3**  
**Parking Spaces:** 50 / Bldg Ratio: 3:1  
**Rail Service:** No  
**Specific Use:** Light Industrial

**Office SF / #:** 2,000 / 6  
**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:** COE  
**To Show:** Call Agent  
**Region:** LA Central/Commerce/Vernon  
**Thomas Guide:** 705-J1  
**APN#:** 6228-021-013

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

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

**Property/Listing/Ste #:** 1377582/1545597

**Listing Date:** 10/29/2015

**FTCF:** CB000N000S250/AOAA

**Notes:** Security alarm. Conf. room. Locker room. Sink/wash area. Parts room w/ walk up counter. Steam room w/ clarifier. Mezzanine storage. Built-in racks. Clarifier. (See reverse.) Sp. Feat.: Paved Yard & Free Standing Building. Tenant will vacate at COE

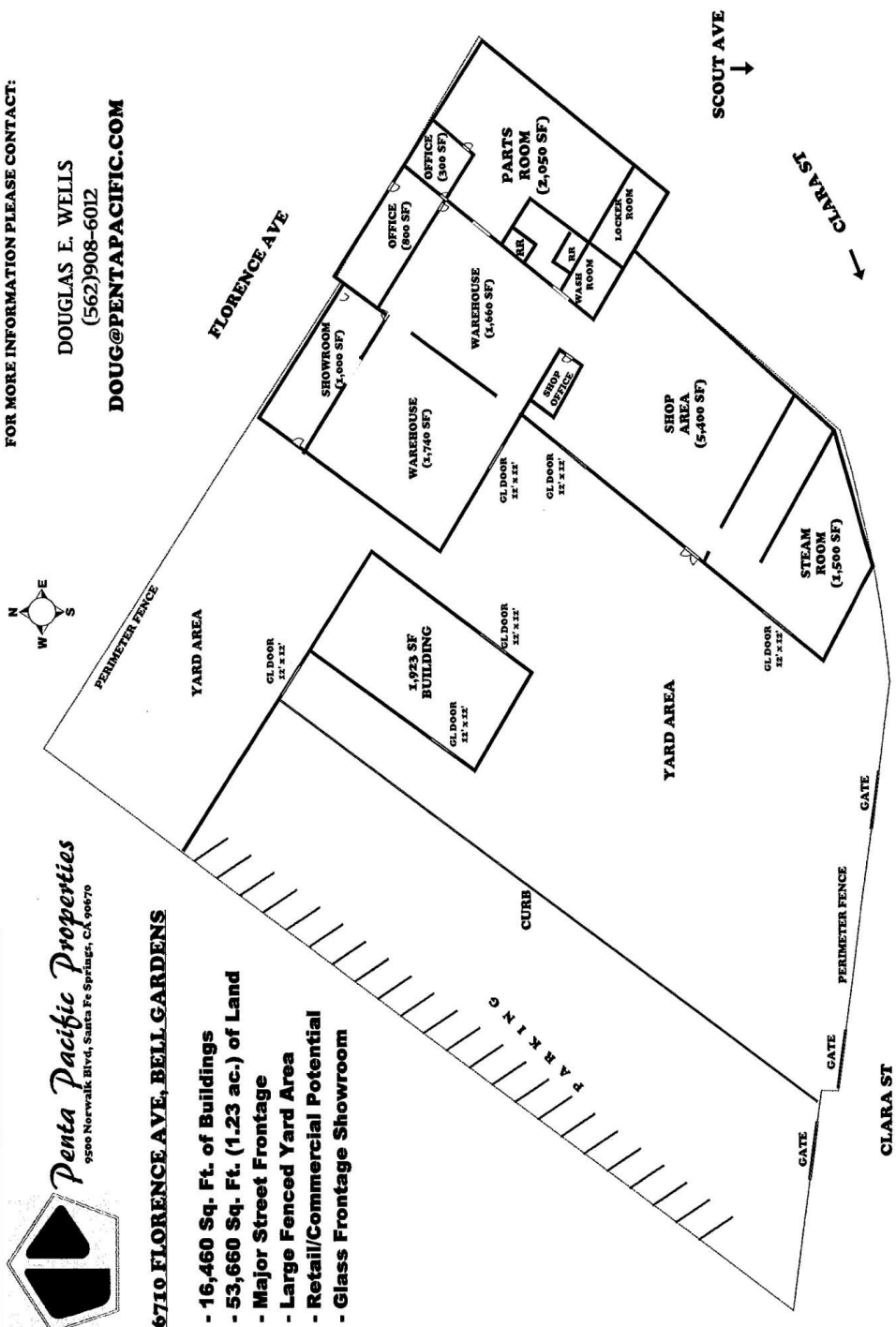
FOR MORE INFORMATION PLEASE CONTACT:

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**6710 FLORENCE AVE, BELL GARDENS**

- 16,460 Sq. Ft. of Buildings
- 53,660 Sq. Ft. (1.23 ac.) of Land
- Major Street Frontage
- Large Fenced Yard Area
- Retail/Commercial Potential
- Glass Frontage Showroom



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.