

Available SF 1,310 SF

Industrial For Lease

Building Size 13,180 SF



Address: 6750 Foster Bridge Blvd, Unit A, Bell Gardens, CA 90201

Cross Streets: Forest Bridge Blvd/Emil Ave

100% Open Office Area
 Clean Multi-Tenant Park
 CTU Construction/No CAMS
 Near Florence/Garfield
 Access to L.B. (710) & S.A. (5) Fwys

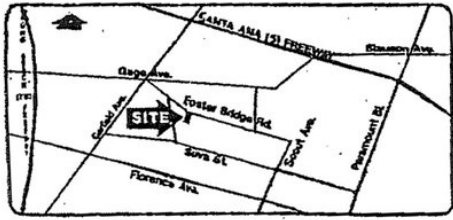
Lease Rate/Mo:	\$1,500	Sprinklered:	No	Office SF / #:	1,310 SF / 1
Lease Rate/SF:	\$1.15	Clear Height:	8'	Restrooms:	1
Lease Type:	Gross	GL Doors/Dim:	0	Office HVAC:	Heat & AC
Available SF:	1,310 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	1,310 SF	A: 200 V: 208 O: 3 W:		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Tiltwall	Unfinished Mezz:	0 SF
Term:	2-3 Years	Const Status/Year Blt:	Existing / 2002	Include In Available:	No
Sale Price:	NFS	Whse HVAC:		Possession:	10/01/2019
Sale Price/SF:	NFS	Parking Spaces: 3 / Ratio:	2.3:1	Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Office	Market/Submarket:	Commerce/Vernon
Zoning:	M-1			APN#:	6358-015-068

Listing Company: Penta Pacific Properties
Agents: [Douglas Wells 562-908-6012](mailto:douglas.wells@pentapacific.com)
Listing #: 23627855 **Listing Date:** 08/22/2019 **FTCF:** CB350N00S000/A0AA
Notes: Fully air-conditioned w/ one (1) private front office w/ windows and small kitchen area. Tenant is responsible for their own electricity phone and janitorial. Owner pays water.

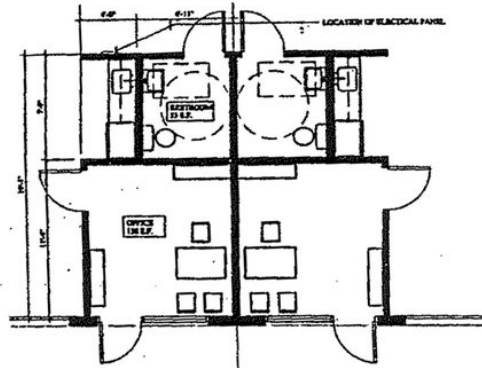


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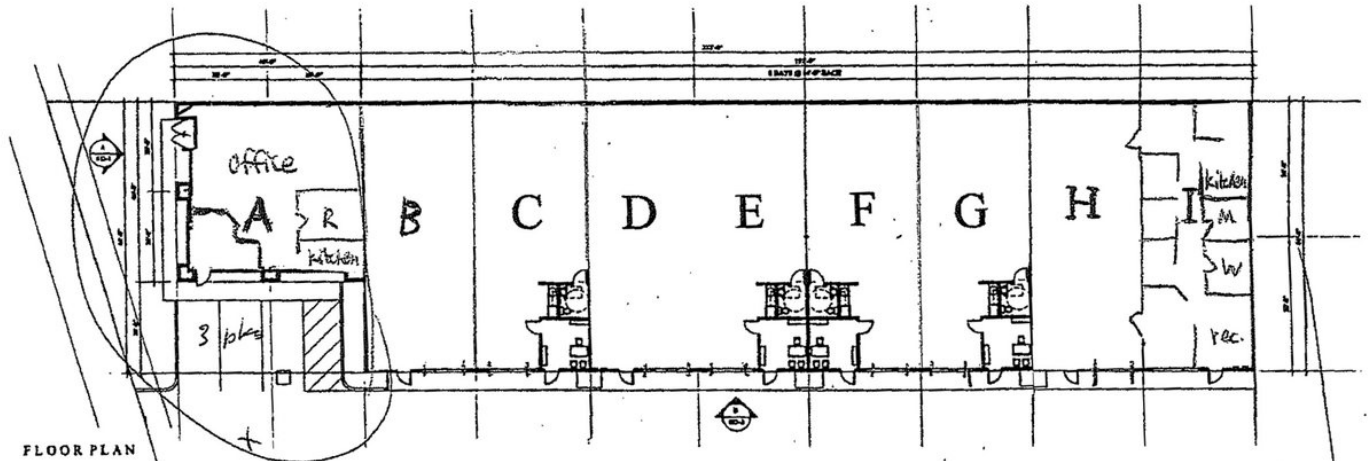
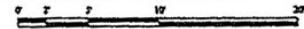




PENTA
PACIFIC



TYPICAL OFFICE / RESTROOM FLOOR PLAN



FLOOR PLAN

3 bkg

SUVA PARK II - BELL GARDENS, CALIFORNIA
FLOOR PLAN

