

Available SF 2,880 SF

Industrial For Lease

Building Size 13,180 SF

**Address:** 6750 Foster Bridge Blvd, Unit H&I, Bell Gardens, CA 90201**Cross Streets:** Forest Bridge Blvd/Emil Ave

CTU Industrial Park - No CAMs
 Rear Connecting Units
 60% Warehouse (1,730 SF)
 40% Office (1,150 SF)
 Seven (7) Assigned Parking Spaces/10'x12' GL Door

Lease Rate/Mo: \$3,168
Lease Rate/SF: \$1.10
Lease Type: Industrial Gross
Available SF: 2,880 SF
Minimum SF: 2,880 SF
Prop Lot Size: POL
Term: 2-3 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: M-1

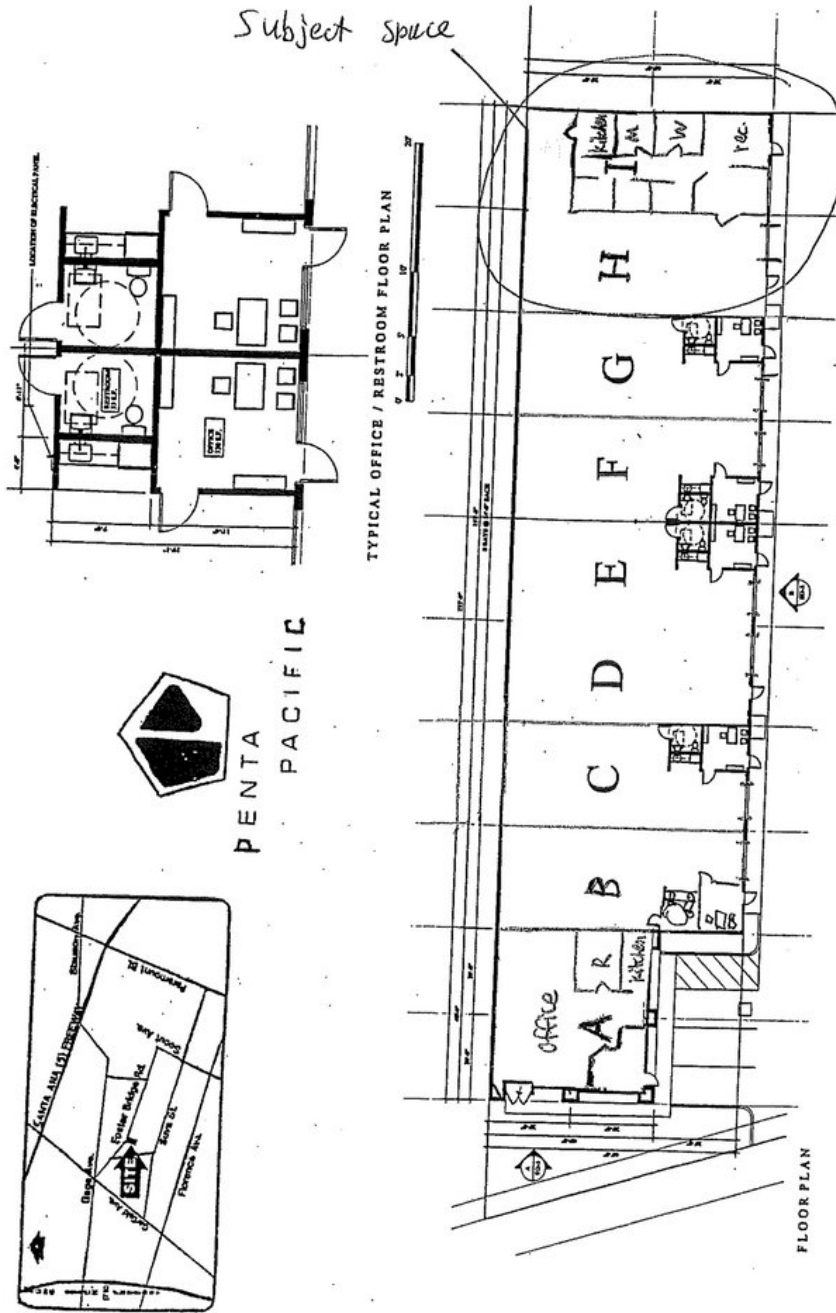
Sprinklered: No
Clear Height: 14'
GL Doors/Dim: 1 / 10'x12'
DH Doors/Dim: 0
A: 200 V: 208 O: 3 W: 3
Construction Type: Tiltwall
Const Status/Year Blt: Existing / 2002
Whse HVAC:
Parking Spaces: 7 / Ratio: 2.4:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 1,150 SF / 4
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 10/01/2019
Vacant: No
To Show: Call broker
Market/Submarket: Commerce/Vernon
APN#: 6358-015-068

Listing Company: Penta Pacific Properties**Agents:** [Douglas Wells 562-908-6012](mailto:douglas.wells@pentapacific.com)**Listing #:** 23663645**Listing Date:** 09/04/2019**FTCF:** CB300Y200S000/A0AA**Notes:** Subject to early termination of existing lease (expires 12/31/19).

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SUVA PARK II - BELL GARDENS, CALIFORNIA
FLOOR PLAN



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