



Available SF: 5,704

Total Building SF: 40,080



Address: 7438 Scout Ave, Bell Gardens, CA 90201
Cross Streets: E Florence Ave / Scout Ave

**Reception - One Private
Master Planned Park**

Lease Rate/Mo: \$4,848
Lease Rate/SF: \$0.85
Lease Type: Gross
Terms: --
Price/SF: --
Sale Price: --
Taxes: --
Available SF: 5,704
Minimum SF: 5,704
Prop Lot Size: 18,618 SF / .43 AC
Yard: Fncd/Pvd
Zoning: BGM1

Construction Type: Tilt-up
Const Status/Year Blt: EXIST / 1977
Sprinklered: Yes
Ground Lvl Drs/Dim: 1 / --
Dock High/Dim: 0 / --
Clear Height: 14
Heat/Cool: Unknown
Roof Type: --
A: 100 **V:** -- **Ø:** -- **W:** --
Parking Spaces: 11 / **Bldg Ratio:** 2:1
Rail Service: No
Specific Use: WHSE- Distribution

Office SF / #: 300 / 1
Restrooms: --
Office Air: -- **Office Heat:** --
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
To Show: Call Agent
Region: LA Central/Commerce/Vernon
Thomas Guide: --
APN#: 6358-026-041

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

Agents: Steven Naylor (562) 908-6015

Property/Listing/Ste #: 1813001/1785027/2833180

Listing Date: 01/10/2017

FTCF: CB250N000S000/AOAA

Notes:

