

Available SF 1,200 SF

Industrial For Lease

Building Size 1,200 SF



Address: 8204 Atlantic Ave, Cudahy, CA 90201

Cross Streets: Atlantic Ave/Cecelia St

Existing Used Car Lot w/ Sales Office
Major Street Frontage
ONLY Retail / Commercial Uses Allowed
30' x 75' Front Parking Lot

Lease Rate/Mo: \$3,000
Lease Rate/SF: \$2.50
Lease Type: Gross
Available SF: 1,200 SF
Minimum SF: 1,200 SF
Prop Lot Size: POL
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: / 2019
Yard: Paved
Zoning: Ent

Sprinklered: No
Clear Height: 10'
GL Doors/Dim: 1 / 10'x10'
DH Doors/Dim: 0
A: 200 V: 208 O: 3 W:
Construction Type: Brick
Const Status/Year Blt: Existing / 1962
Whse HVAC: No
Parking Spaces: 18 / **Ratio:** 15.0:1
Rail Service: No
Specific Use:

Office SF / #: 1,200 SF / 3
Restrooms: 1
Office HVAC: None
Finished Ofc Mezz: 0 SF
Include In Available:
Unfinished Mezz: 0 SF
Include In Available:
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: LA Central
APN#: 6224-023-014

Listing Company: Penta Pacific Properties
Agents: [Doug Wells 562-908-6012](mailto:doug@pentapacific.com)
Listing #: 22054475
Notes: (See Reverse). Check with city on allowable uses, some of which may require a Conditional Use Permit (C.U.P.)

Listing Date: 05/01/2019 **FTCF:** CB250N000S000/A0AA

Douglas Wells
doug@pentapacific.com
562-908-6012

