



**Available SF:** 1,953

**Total Building SF:** 1,953



**Address:** 8216 Atlantic Ave, Cudahy, CA 90201  
**Cross Streets:** Cecelia St / Atlantic Ave

**Major Street Frontage, Rehab in Progress  
T.I. Allowance for Approved Lessee  
Retail / Commercial Uses Allowed  
Two (2) Brand New Ground Level Doors 14' x 12'**

**Lease Rate/Mo:** \$3,000  
**Lease Rate/SF:** \$1.54  
**Lease Type:** Gross  
**Terms:** 3-5 Years  
**Price/SF:** --  
**Sale Price:** --  
**Taxes:** --  
**Available SF:** 1,953  
**Minimum SF:** 1,953  
**Prop Lot Size:** 43,015 SF / .99 AC  
**Yard:** No  
**Zoning:** CC

**Construction Type:** Frame and Stucco  
**Const Status/Year Blt:** EXIST / 1965  
**Sprinklered:** No  
**Ground Lvl Drs/Dim:** 2 / 14x12  
**Dock High/Dim:** 0 / --  
**Clear Height:** 12  
**Heat/Cool:** None  
**Roof Type:** --  
**A:** 200 **V:** 208 **Ø:** 3 **W:** --  
**Parking Spaces:** 6 / **Bldg Ratio:** --  
**Rail Service:** No  
**Specific Use:** Light Industrial

**Office SF / #:** 0 / 0  
**Restrooms:** 1  
**Office Air:** No      **Office Heat:** No  
**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#:** 6224-023-014

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

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

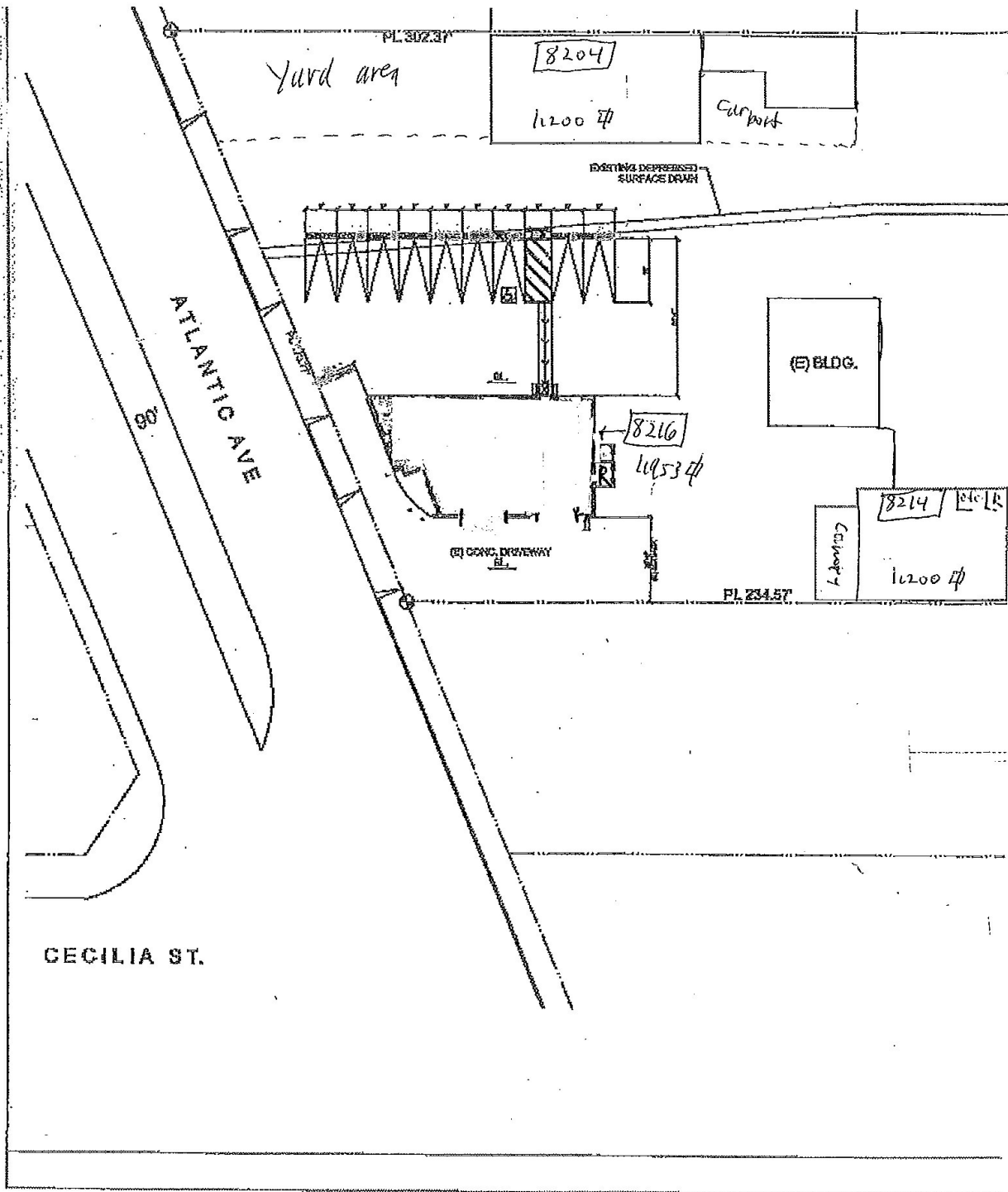
**Property/Listing/Ste #:** 2827060/1700891/2709544

**Listing Date:** 08/16/2016

**FTCF:** CB250N000S000/AOAA

**Notes:** (See Reverse.) Community Commercial zoning. Check with city on allowable uses, some of which may require a Conditional Use Permit (C.U.P.). Property Lot Size: POL.





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.

