

Available SF 1,953 SF

Industrial For Lease

Building Size 1,953 SF

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

Major Street Frontage  
 ONLY Retail / Commercial Uses Allowed  
 Two (2) Brand New 14' Wide x 12' High Doors  
 Low Gross Rent

**Lease Rate/Mo:** \$2,000  
**Lease Rate/SF:** \$1.02  
**Lease Type:** Gross  
**Available SF:** 1,953 SF  
**Minimum SF:** 1,953 SF  
**Prop Lot Size:** POL  
**Term:** 3-5 Years  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:** / 2019  
**Yard:** No  
**Zoning:** Ent

**Sprinklered:** No  
**Clear Height:** 12'  
**GL Doors/Dim:** 2 / 14x12  
**DH Doors/Dim:** 0  
**A: 200 V: 208 O: 3 W:**  
**Construction Type:** Tiltwall  
**Const Status/Year Blt:** Existing / 1962  
**Whse HVAC:** No  
**Parking Spaces: 6 / Ratio:** 3.1:1  
**Rail Service:** No  
**Specific Use:**

**Office SF / #:** 0 SF / 0  
**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:** Commerce/Vernon  
**APN#:** 6224-023-014

**Listing Company:** Penta Pacific Properties**Agents:** [Douglas Wells 562-908-6012](mailto:doug@pentapacific.com)**Listing #:** 22054129**Listing Date:** 05/01/2019**FTCF:** CB250N000S000/A0AA**Notes:** (See Reverse.) Entertainment District zoning. Check with city on allowable uses, some of which may require a Conditional Use Permit (C.U.P.).

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**AIRCRE**  
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