



Available SF: 1,625

Total Building SF: 6,500



**Address:** 8468 State St, South Gate, CA 90280  
**Cross Streets:** Independence Ave / State St

**Corner Retail / Commercial Unit**  
**Front & Side Entrance**  
**Open Area / Former Martial Arts Studio**  
**Just N of Firestone (42) Bl.**

**Lease Rate/Mo:** \$2,600  
**Lease Rate/SF:** \$1.60  
**Lease Type:** Gross  
**Terms:** 3 Years  
**Price/SF:** --  
**Sale Price:** --  
**Taxes:** \$4,647, 2016  
**Available SF:** 1,625  
**Minimum SF:** 1,625  
**Prop Lot Size:** POL  
**Yard:** No  
**Zoning:** CM

**Construction Type:** Frame and Stucco  
**Const Status/Year Blt:** EXIST / 1925  
**Sprinklered:** No  
**Ground Lvl Drs/Dim:** 0 / --  
**Dock High/Dim:** 0 / --  
**Clear Height:** 10  
**Heat/Cool:** None  
**Roof Type:** Lam Glu WB  
**A: 100 V: 110 Ø: 3 W: 3**  
**Parking Spaces: /Bldg Ratio:** --  
**Rail Service:** No  
**Specific Use:** Other

**Office SF / #:** 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:** 705-B2  
**APN#:** 6211-005-010

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

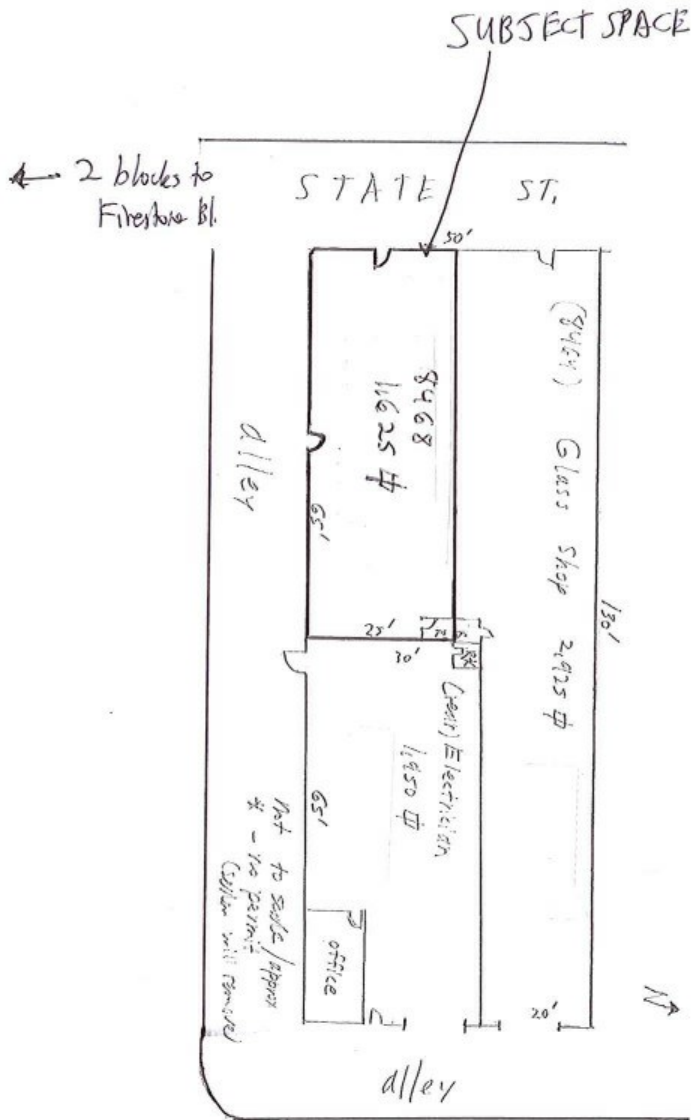
**Agents:** Douglas Wells (562) 908-6012x

**Property/Listing/Ste #:** 705844/1944105/3069168

**Listing Date:** 09/15/2017

**FTCF:** CB300N000S000/AOAA

**Notes:** Call broker for appt. to tour. (see reverse)



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