

Available SF 1,800 SF

Industrial For Lease

Building Size 1,800 SF

**Address:** 8695 Otis St, South Gate, CA 90280**Cross Streets:** Otis St/Firestone Blvd

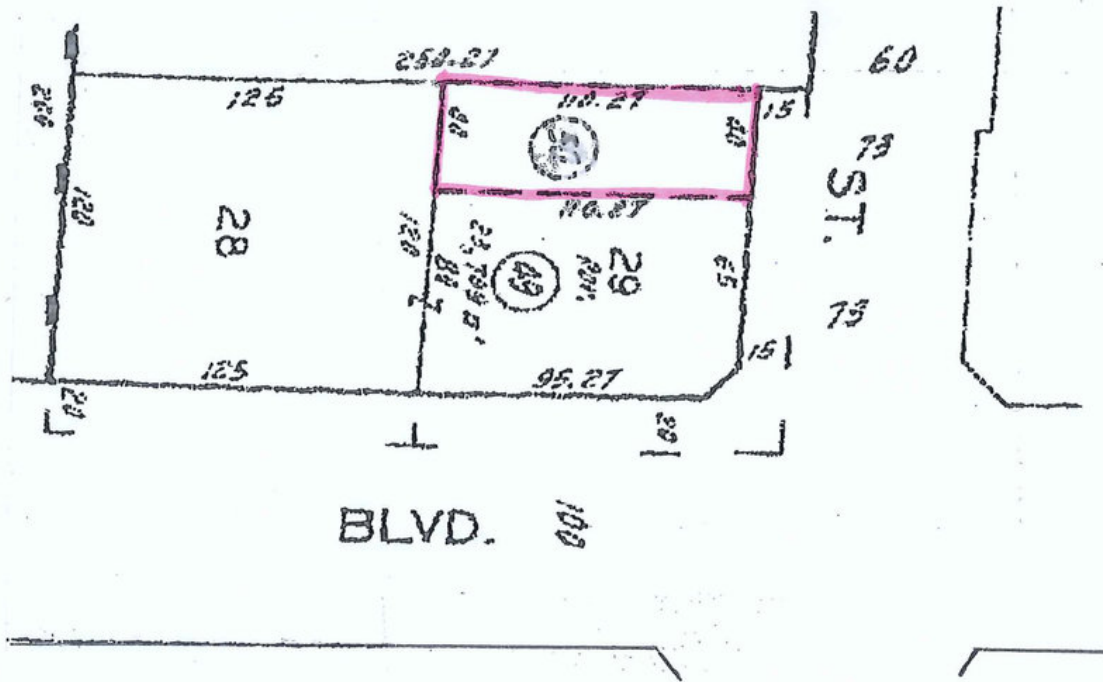
Firestone Boulevard Frontage
 Next to McDonalds
 Automotive Repair Use / 2 Auto Lifts
 Freestanding Building w/ 16' Clear
 Concrete Block / 2 Offices + 1 Restroom

Lease Rate/Mo:	\$4,199	Sprinklered:	No	Office SF / #:	400 SF / 2
Lease Rate/SF:	\$2.33	Clear Height:	16'	Restrooms:	1
Lease Type:	Gross	GL Doors/Dim:	2 / (1) 12'x12; (1) 9'x15'	Office HVAC:	None
Available SF:	1,800 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	1,800 SF	A: 200 V: 240 O: 3 W:		Include In Available:	No
Prop Lot Size:	0.10 Ac / 4,403 SF	Construction Type:	Concrete	Unfinished Mezz:	0 SF
Term:	3 Years	Const Status/Year Blt:	Existing / 1931	Include In Available:	Yes
Sale Price:	NFS	Whse HVAC:		Possession:	30 Days
Sale Price/SF:	NFS	Parking Spaces: 6 / Ratio:	3.3:1	Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Paved	Specific Use:	Warehouse/Office	Market/Submarket:	Commerce/Vernon
Zoning:	M2			APN#:	6210-005-050

Listing Company: Penta Pacific Properties**Agents:** [Douglas Wells 562-908-6012](mailto:doug@pentapacific.com)**Listing #:** 23534500**Listing Date:** 07/25/2019**FTCF:** CB250N000S000/A0AA**Notes:** (See Reverse.) Automotive use "grandfathered" in. Special Features: Freestanding. DO NOT DISTURB TENANT. Building 40' x 45', Lot 40' x 110'.

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