

INDUSTRIAL FOR LEASE

AVAIL SF: 7,200

TOTAL BLDG SF: 31,525



ADDRESS 9400-9416 BURTIS ST UNIT 9400-9402, SOUTH GATE CA ZIP 90280

Gross Rate with No CAMs / 2 Adjacent Units
End Unit-Easy Access/Loading for Trucks/Trailers
Small CTU Industrial Park/Near 710 Freeway
18' Minimum Clearance/14' High Door
M-3 Zone/Four (4) Restrooms/12 Parking

LEASE RENTAL \$ 6,624 /mo Gross 0.920 Net _____ Term 3-5 Years
 SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate Tax \$ TBD Yr 2017-2018
 Avail SF 7,200 Power A 200 V 208-240 Ø 3 W TBD
 Min. SF 7,200 Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF POL Truck Hi Pos 0 Dim _____
 Const CTU Roof LAM Grd Lev Drs 2 Dim 10'x14'
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 4
 Sprinklered Unknown Type Min Clear Height 18 OFFICE DATA Office SF 570 # 3
 Pkg 12 Yard No Yr Blt 1979 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 705-F4 Zone M-3 To Show Lock Box - VERIFY Sp. Feat. PARK
 AGENT Douglas E Wells (562)908-6012 x203 Region C Listing # 1332454
 FIRM Penta Pacific Properties 04/13/18
 FTFC CB250N000S000/AOAA Notes Each unit is approx. 60'x60'. Divisible to 3,600 SF.

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.
 © American Industrial Real Estate Association

