

# INDUSTRIAL FOR LEASE

AVAIL SF: 3,600

TOTAL BLDG SF: 31,525



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

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

LEASE RENTAL \$ 3,312 /mo Gross 0.920 Net \_\_\_\_\_ Term 3-5 Years  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Possession Immediate Tax \$ TBD Yr 2017-2018  
 Avail SF 3,600 Power A 200 V 208-240 Ø 3 W TBD  
 Min. SF 3,600 Heat NONE Cooling NONE PWR Notes VERIFY  
 Land SF 64,604 Truck Hi Pos 0 Dim \_\_\_\_\_  
 Const CTU Roof VERIFY Grd Lev Drs 1 Dim 10'x14'  
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 2  
 Sprinklered Unknown Type Min Clear Height 18 OFFICE DATA Office SF 120 # 1  
 Pkg 6 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. \_\_\_\_\_  
 AGENT Douglas E Wells (562)908-6012 x203 Region C Listing # 1329472  
 FIRM Penta Pacific Properties 12/08/17  
 FTFC CB250N000S000/AOAA Notes Unit is approx. 60'x60'.

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.  
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