



Available SF: 3,600

Total Building SF: 31,525



Address: 9400 Burtis St, South Gate, CA 90280
Cross Streets: Southern Ave / Burtis St

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 Rate/Mo: \$3,204
Lease Rate/SF: \$0.89
Lease Type: Gross
Terms: 3-5 Years
Price/SF: --
Sale Price: --
Taxes: --, 2017
Available SF: 3,600
Minimum SF: 3,600
Prop Lot Size: POL
Yard: No
Zoning: M-3

Construction Type: Tilt-up
Const Status/Year Blt: EXIST / 1979
Sprinklered: Yes
Ground Lvl Drs/Dim: 1 / 10'x14'
Dock High/Dim: 0 / --
Clear Height: 18
Heat/Cool: None
Roof Type: Verify
A: 200 **V:** 208/240 **Ø:** 3 **W:** --
Parking Spaces: 6 / **Bldg Ratio:** 1.4:1
Rail Service: No
Specific Use: Light Industrial

Office SF / #: 120 / 1
Restrooms: 2
Office Air: Yes **Office Heat:** Yes
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
To Show: Lock Box
Region: LA Central/Commerce/Vernon
Thomas Guide: 705-F4
APN#: 6222-001-016

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

Agents: Douglas Wells (562) 908-6012x

Property/Listing/Ste #: 703807/1986807/3139167

Listing Date: 12/07/2017

FTCF: CB250N000S000/AOAA

Notes: Unit is approx. 60'x60'.