

INDUSTRIAL FOR LEASE

AVAIL SF: 3,600TOTAL BLDG SF: 31,525ADDRESS 9400-9416 BURTIS ST UNIT 9402, SOUTH GATE CA ZIP 90280

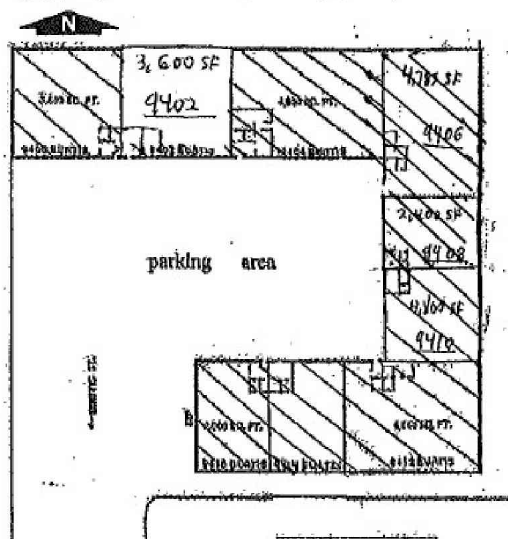
Small CTU Industrial Park - No CAMS
M-3 Zone / 6 Car Parking / Cul-De-Sac Location
18' Minimum Clearance / 14' High Door
Two (2) Restrooms, Two (2) Offices
Near Long Beach (710) Freeway

LEASE RENTAL \$ 3,312 /mo Gross 0.920 Net _____ Term **3 Years w/ Annual 3% Increase**
SALE PRICE \$ NFS Price/SF \$ _____ Possession D-03/01/18 Tax \$ TBD Yr 2017-2018
Avail SF 3,600 Power A 200 V 120-208 Ø 3 W _____
Min. SF 3,600 Heat NONE Cooling NONE PWR Notes VERIFY
Land SF POL Truck Hi Pos 0 Dim _____
Const CTU Roof LAM Grd Lev Drs 1 Dim 10 x 14
Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 2
Sprinklered NO Min Clear Height 18 OFFICE DATA Office SF 450 # 2
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 Call Broker - FOR APPOINTMENT Sp. Feat. PARK
AGENT Douglas E Wells (562)908-6012 x203 Region C Listing # 1331233
FIRM Penta Pacific Properties 02/23/18
FTCF CB250N000S000/AOAA Notes See Reverse. No CAMS. Special Feature: Part of Industrial Park.

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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PENTA
PACIFIC
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