

Available SF 4,800 SF

Industrial For Lease

Building Size 31,525 SF



Address: 9404 Burtis St, South Gate, CA 90280

Cross Streets: Burtis St/Southern Ave

Gross Rate with No CAMS
 Small CTU Industrial Park / Near L.B. (710) Fwy
 18' Min Clear / 14' High Door
 M3 Zone / 3 Offices + 2 Restrooms / 6 Car Parking

Lease Rate/Mo: \$4,560
Lease Rate/SF: \$0.95
Lease Type: Gross
Available SF: 4,800 SF
Minimum SF: 4,800 SF
Prop Lot Size: POL
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: / 2018
Yard: Paved
Zoning: M3

Sprinklered: No
Clear Height: 18'
GL Doors/Dim: 1 / 10'x14'
DH Doors/Dim: 0
A: 200 V: 120/208 O: 3 W:
Construction Type: Tiltwall
Const Status/Year Blt: Existing / 1979
Whse HVAC: No
Parking Spaces: 6 / Ratio: 1.3:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 640 SF / 3
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 06/15/2019
Vacant: No
To Show: Call broker
Market/Submarket: Commerce/Vernon
APN#: 6222-001-016

Listing Company: Penta Pacific Properties

Agents: [Douglas Wells 562-908-6012](mailto:doug@pentapacific.com)

Listing #: 22051015

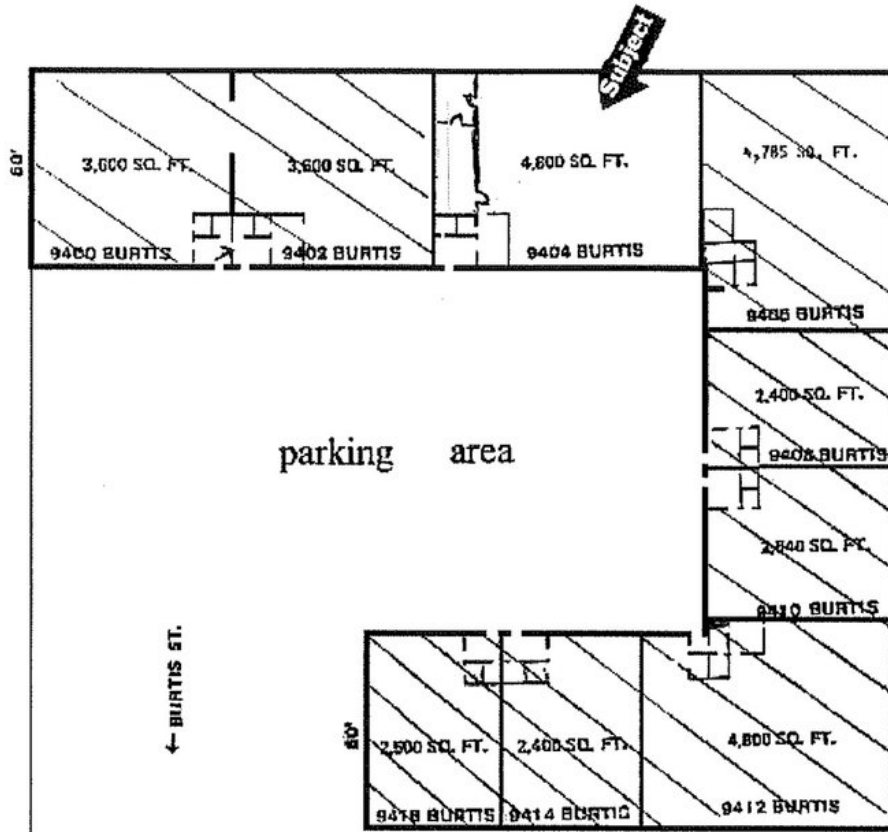
Listing Date: 04/30/2019

FTCF: CB250N000S000/A0AA

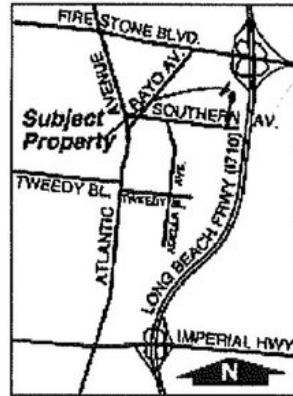
Notes: (See Reverse) Check with city of South Gate on allowable uses. Mfg permitted. Warehouse/dist only requires a C.U.P.

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