

Available SF 2,500 SF

Industrial For Lease

Building Size 35,000 SF



Address: 9416 Burtis St, South Gate, CA 90280

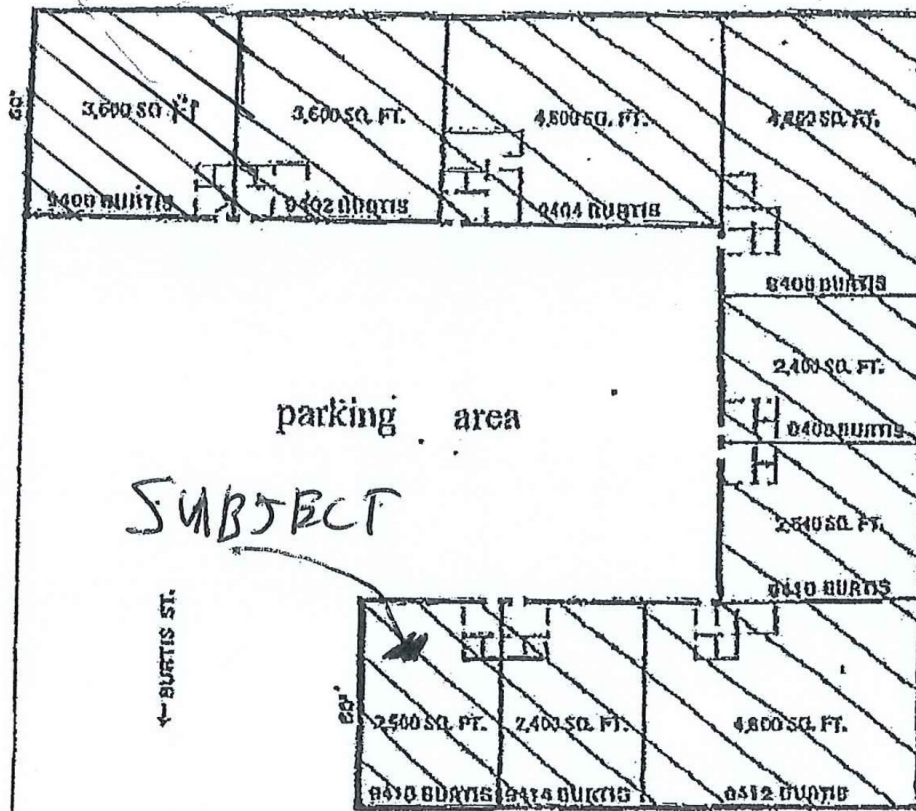
Cross Streets: Burtis St/Southern Ave

CTU Industrial Park/End Unit
 18' Clear Height, Two Restrooms, 14' High GL Door
 5 Parking, Near Long Beach (710) Freeway

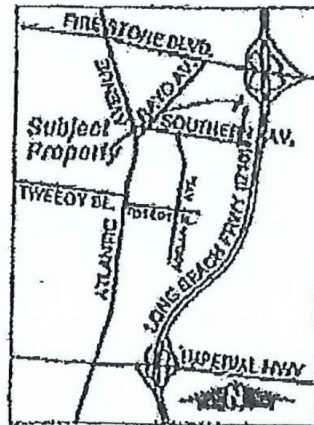
Lease Rate/Mo:	\$2,425	Sprinklered:	No	Office SF / #:	120 SF / 1
Lease Rate/SF:	\$0.97	Clear Height:	18'	Restrooms:	2
Lease Type:	Gross	GL Doors/Dim:	1 / 10x14	Office HVAC:	Heat & AC
Available SF:	2,500 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	2,500 SF	A: 200 V: 208 O: 3 W:		Include In Available:	
Prop Lot Size:	POL	Construction Type:	Tiltwall	Unfinished Mezz:	0 SF
Term:	3-5 Years w/Periodic COLA	Const Status/Year Blt:	Existing / 1979	Include In Available:	
Sale Price:	NFS	Whse HVAC:	No	Possession:	12/01/2018
Sale Price/SF:	NFS	Parking Spaces: 5 / Ratio: 2.0:1		Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Office	Market/Submarket:	Commerce/Vernon
Zoning:	M3			APN#:	6222-001-016
Listing Company:	Penta Pacific Properties				
Agents:	Doug Wells 562-908-6012				
Property/Listing:	455455/10584154	Listing Date:	11/06/2018	FTCF:	CB250Y200S000/A0AA
Notes:	Unit to be refurbished. Part of Industrial Park				

Douglas Wells
 doug@pentapacific.com
 562-908-6012

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