



Available SF: 6,688

Total Building SF: 28,682



Address: 9908 Bell Ranch, Santa Fe Springs, CA 90670
Cross Streets: McCann Dr / Bell Ranch Dr
Park Name: Bell Ranch Business Park II

Dock Hi and Ground Level Loading
Bell Ranch Business Park II (Building A)
Good Access to (5), (605) and (105) Freeways

Lease Rate/Mo: \$7,022
Lease Rate/SF: \$1.05
Lease Type: Gross
Terms: up to 8/31/18
Price/SF: --
Sale Price: --
Taxes: \$4,752, 2013
Available SF: 6,688
Minimum SF: 6,688
Prop Lot Size: POL
Yard: No
Zoning: M2

Construction Type: Tilt-up
Const Status/Year Blt: EXIST / 1998
Sprinklered: Yes
Ground Lvl Drs/Dim: 1 / 12 x 12
Dock High/Dim: 1 / 12 x 12
Clear Height: 18
Heat/Cool: None
Roof Type: Lam Glu WB
A: 200 V: 277/480 Ø: 3 W: 4
Parking Spaces: 14 /Bldg Ratio: 2.1:1
Rail Service: No
Specific Use: Light Industrial

Office SF / #: 961 / 3
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: Call Agent
Region: MidCounties
Thomas Guide: 707-A4
APN#: 8005-023-020

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

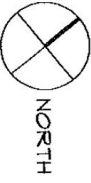
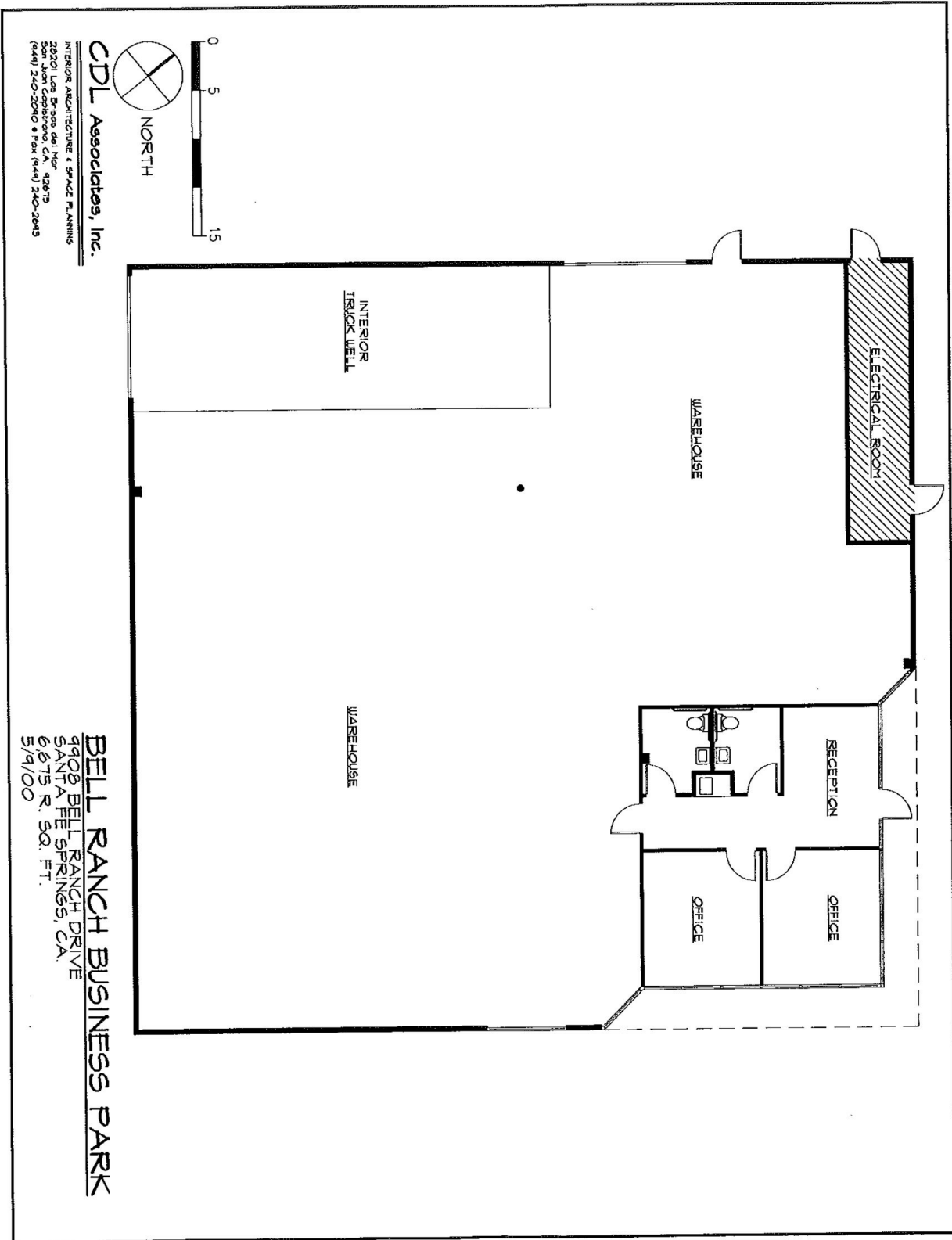
Agents: Tim Hickok (562) 908-6018 x207

Property/Listing/Ste #: 699449/1922578/3033688

Listing Date: 08/02/2017

FTCF: CB250N000S000/AOAA

Notes: *Longer term possible.



CDL Associates, Inc.

INTERIOR ARCHITECTURE & SPACE PLANNING
 20201 Lindero Springs Rd, No. 4267D
 San Jose, California 95131
 (415) 240-2040 • Fax (415) 240-2049

BELL RANCH BUSINESS PARK
 9908 BELL RANCH DRIVE
 SANTA FE SPRINGS, CA.
 6,675 R. SQ. FT.
 5/9/00