

Available SF 36,000 SF

Industrial Investment For Sale

Building Size 36,000 SF



**Address:** 6855 Suva St, Bell Gardens, CA 90201

**Cross Streets:** Scout Ave/Suva St

Industrial Leased Investment - 3 Tenants  
 2 w/ Below "Market" Rents - 2 Leases Expire in 2019  
 \$50.89 PSF Land Value! - 2.03 Ac. Site  
 3.62% Cap / 5% Proforma Cap / Upside Potential in 2019

**Sale Price:** \$4,475,000.00  
**Sale Price/SF:** \$124.31  
**Available SF:** 36,000 SF  
**Prop Lot Size:** 2.03 Ac / 88,427 SF  
**Taxes:** \$58,935 / 2018  
**Yard:** Paved  
**Zoning:** M1

**Sprinklered:** Yes  
**Clear Height:** 16'  
**GL Doors/Dim:** 6 / 4:24'x14'; 2:20'x14'  
**DH Doors/Dim:** 0  
**A: 600 V: 277/480 O: 3 W: 4**  
**Construction Type:** Tiltwall  
**Const Status/Year Blt:** Existing / 1963

**Whse HVAC:** No  
**Parking Spaces:** 88 / **Ratio:** 2.5:1  
**Rail Service:** No  
**Specific Use:**

**Office SF / #:** 3,887 SF / 9  
**Restrooms:** 6  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 2,000 SF  
**Include In Available:** Yes  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** COE  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** Commerce/Vernon  
**APN#:** 6358015042

**Listing Company:** Penta Pacific Properties  
**Agents:** [Douglas Wells 562-908-6012](mailto:doug@pentapacific.com)

**Property/Listing:** 995721/10552223

**Listing Date:** 06/13/2018

**FTCF:** CB000N000S200

**Notes:** (See reverse). 6857 Suva (12,000 SF) CTU built in 1983. 6853 Suva (10,000 SF) and 6855 Suva (14,000 SF) Metal built in 1962. Do not disturb tenants.

**Douglas Wells**  
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**AIRCRE**  
 Powered by: Catalyst

INDUSTRIAL INVESTMENT 6855 Suva St, Bell Gardens, CA 90201

Listing # AIR Use Only  
Region: LA Central

FOR SALE PRICE: \$4,475,000  
SQUARE FEET: 36,000

CASH DOWN PAYMENT:

	Actual Income	Proforma
Percent Occupied	100%	100%
Annual Gross Income	\$276,792	\$338,400
Annual Expenses	\$114,558	\$114,558
Net Operating Income	\$162,234	\$223,842
Annual Debt Service		
Net Annual Income	\$162,234	\$223,842

ANNUAL GROSS INCOME \$276,792

Existing Financing  
Current Balance  
Interest & Amortization  
Monthly Debt Service  
Cap Rate 3.62%  
Cash on Cash Yield %  
Improvements Are 74% of Taxes  
Thomas Bk Pg# 706-A1

ANNUAL EXPENSES BY LESSOR:

VACANCY FACTOR ( 0%)	
*REAL ESTATE TAXES( 2018 )	\$58,935
INSURANCE	\$9,842
REPAIR & MAINTENANCE	\$38,988
LANDSCAPING	\$3,645
UTILITIES	\$3,148
MANAGEMENT	0
OTHER ( )	0
TOTAL ANNUAL EXPENSES	\$114,558

LAND:  FEE OWNERSHIP  
 GROUND LEASE

IF GROUND LEASE, TERMS:

\*TAX FIGURE IS ESTIMATED LESSOR'S PORTION AFTER PROPOSITION 13 REASSESSMENT AT THE LISTED PRICE.

TENANT(S) & LEASE(S)

A.I.R. STANDARD FORM LEASE  OTHER LEASE FORMS (specify)

TENANT	SQ. FT. OCCUPIED	LEASE EXPIRATION	OPTION TO EXTEND	MONTHLY RENT		
				\$	\$/SF	BASIS
6853 - POWER BRAK (P8)	10,000	Nov 30, 2019	N	\$5,150	\$0.52	G
6855 - FLEXCO, INC. (F1)	14,000	Apr 30, 2023	N	\$10,500	\$0.75	G
6857 - MARBELLA DESIGNS (MD)	12,000	Nov 30, 2019	N	\$7,416	\$0.62	G

\$23,066

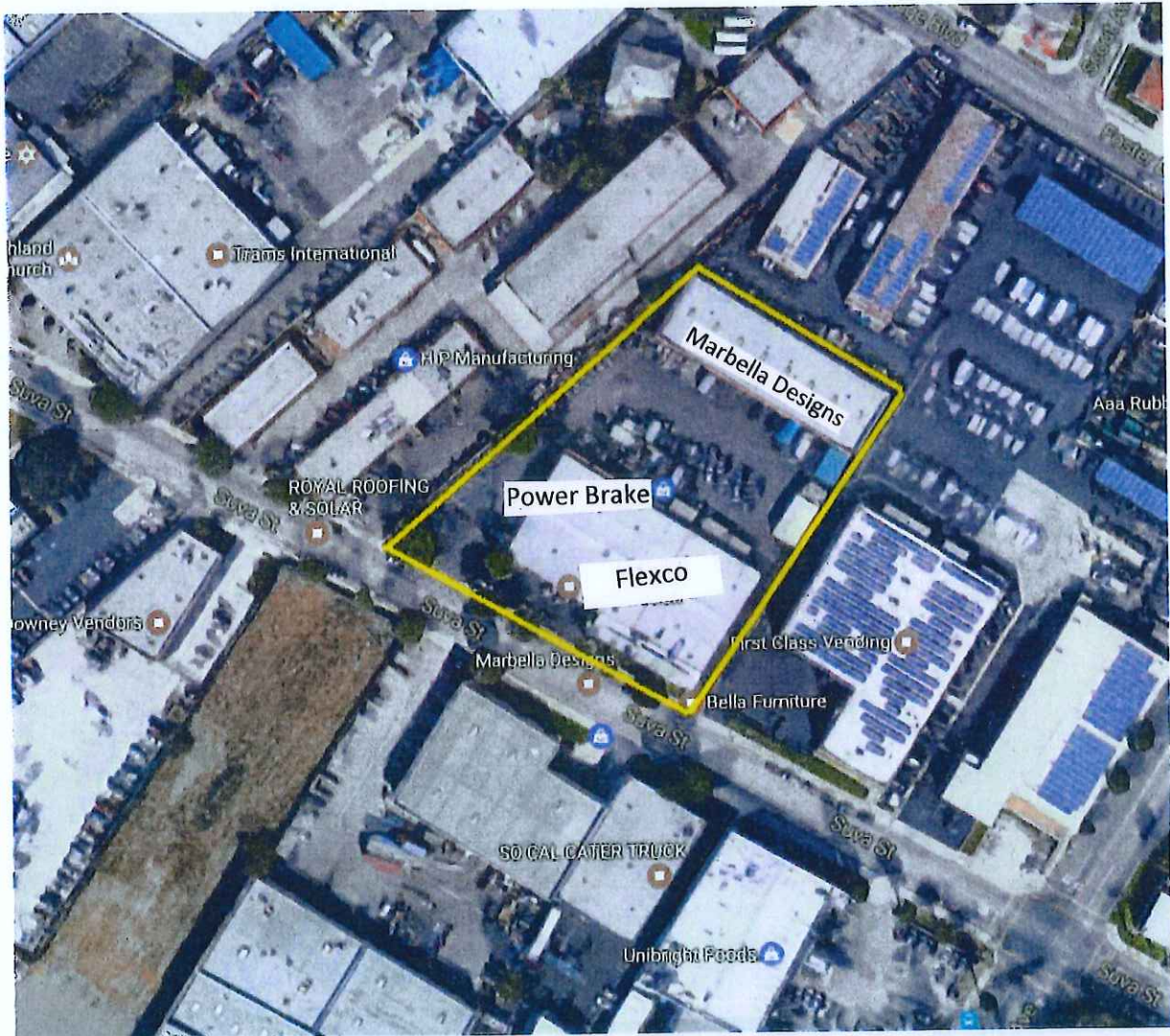
REMARKS: 3% annual increase for all tenants. Repair and maintenance expense is prior 3 year average and includes new roof for front building. Utilities include water and fire alarm monitoring. Property management not included.

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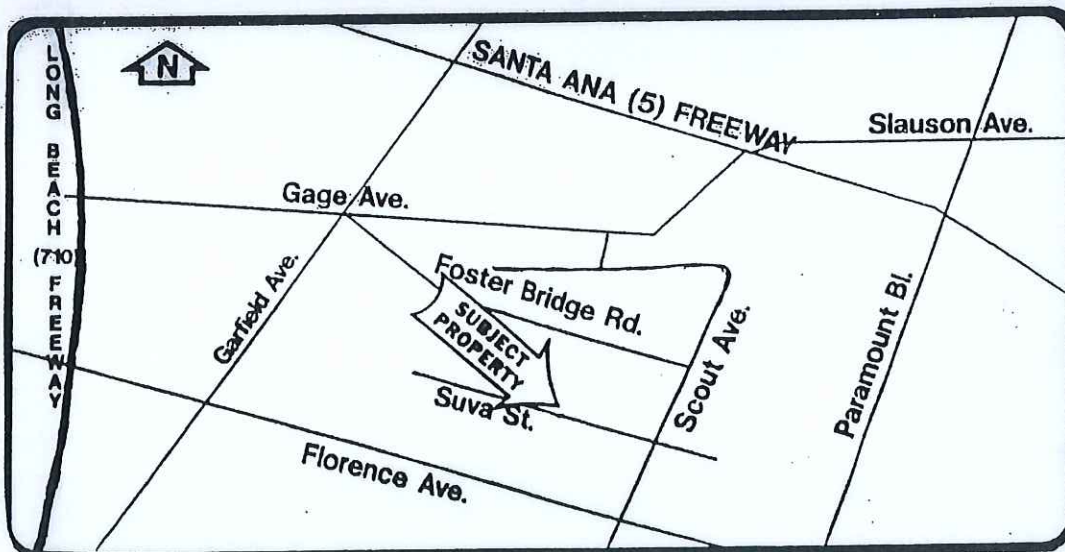




AERIAL VIEW



6855 SUVA STREET, BELL GARDENS, CA 90201 – 36,000SF



Please Contact  
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