



Available Acres: 1.23

Available SF: 53,660



**Address:** 6710 Florence Ave, Bell Gardens, CA 90201  
**Cross Streets:** Florence Ave / Scout Ave

**Major Street Frontage & Large Concrete Yard Area**  
**16,460 SF Bldgs./50 Car Parking/Clarifier/Retail Potential**  
**Excellent Owner/User/Investor/Development Opportunity**  
**Signalized Intersection/Corner Lot / Access on Clara St.**

<b>Price/SF:</b> \$53.11	<b>Sale Price:</b> \$2,850,000	
<b>Available SF:</b> 53,660	<b>Acres:</b> 1.23 <b>Min Acres:</b> 1.23	
<b>Region:</b> LA Central/Commerce/Vernon	<b>Specific Use:</b> Other	<b>Zoning:</b> M1
<b>Rail Service:</b> No	<b>Lot Size:</b> 53,660 SF / 1.23 AC	<b>Thomas Guide:</b> 705-J1
<b>Fenced:</b> Yes <b>Paved:</b> Yes	<b>Bldg SF Desc:</b> 16,460 SF	<b>APN:</b> 6228-021-011
<b>Land Desc:</b> Gen. Topog: Flat. Easements: See PTR; Addl street ded. SF: See PTR.		

**Utilities:**  Gas  Water  Sewer  Electric  Telephone  Fiber Optic/Broadband

**Utilities Comments:** --

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

**To Show:** Call Agent

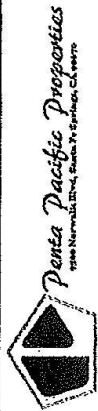
**Agents:** Douglas Wells (562) 908-6012x

**Property/Listing #:** 1377611/1545602

**Listing Date:** 10/29/2015

**FTCF:** CB000N000S250/OAA

**Notes:** Security alarm, Conf. room. Locker room. Sink/wash area. Parts room w/ walk up counter. Steam room w/ clarifier. Mezz. storage. Built-in racks. Paved yard. (See reverse). Special Features: Paved Yard. APN# 6228-021-011, 12,13,15,16.



6710 FLORENCE AVE., HELL GARDENS

- 16,460 Sq. Ft. of Buildings
- 53,660 Sq. Ft. (1.23 ac.) of Land
- Major Street Frontage
- Large Fenced Yard Area
- Retail/Commercial Potential
- Class Frontage Showroom

FOR MORE INFORMATION PLEASE CONTACT:

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