

INDUSTRIAL

FOR LEASE OR SALE

AVAIL SF: 8,380

TOTAL BLDG SF: 8,380



ADDRESS 6218 MAYWOOD AV, BELL CA ZIP 90201

**Former Produce Processing Facility
 Vernon Adjacent Between Randolph & Gage
 Fenced Yard / Floor Drains
 Perfect for Commissary or Produce**

LEASE RENTAL \$ 3,500 /mo Gross 0.418 Net _____ Term 3-5 Years w/CPI
 SALE PRICE \$ 465,000 Price/SF \$ 55.49 Possession Immediate Tax \$ 18,408.00 Yr 2010-2011
 Avail SF 8,380 Power A 600 V 240-240 Ø 3 W 3
 Min. SF 8,380 Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF 11,000 Truck Hi Pos 0 Dim _____
 Const BK Roof VERIFY Grd Lev Drs 2 Dim 8x10, 8x8
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 2
 Sprinklered YES Min Clear Height 10 OFFICE DATA Office SF 820 # 2
 Pkg 6 Yard Yes-Fenced Yr Blt 1948 A/C TBD Heat TBD Fin Ofc Mezz SF 1,012 Incl in Avail SF Y
 Thomas Bk Pg# 675-B6 Zone BLC3 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE
 AGENT Paul Herman (213)747-6531x321 Region C Listing # 1247488
 FIRMS.D. Herman Company 07/29/11
 FTFC AP250N000S250/AOAA Notes Call broker for appointment. Buyer / Lessee to verify all information. Verify construction type. Sp. Feat: Free Standing Building, Floor Drains.

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.
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