

# INDUSTRIAL FOR LEASE OR SALE

AVAIL SF: 10,415

TOTAL BLDG SF: 10,415



ADDRESS 6918 S ATLANTIC AV, BELL CA ZIP 90201

**Located 1 ¼ Miles W. of 710 Frwy-Between Gage & Florence**  
**Two Clear Span – CTU & Conc Blk / Brk Buildings**  
**Air Conditioned Offices – 1,470 Sq. Ft. Bonus Mezz Area**  
**14' & 19' Minimum Clearance – 1 Ø & 3 Ø Power Services**  
**Fenced Parking on Concrete Yard Areas**

LEASE RENTAL \$ 6,770 /mo Gross 0.650 Net \_\_\_\_\_ Term 3-5 Years w/CPI  
 SALE PRICE \$ 1,200,000 Price/SF \$ 115.22 Possession VERIFY Tax \$ 4,595.00 Yr 2009-2010  
 Avail SF 10,415 Power A 200 V 120-204 Ø 3 W 3  
 Min. SF 10,415 Heat NONE Cooling NONE PWR Notes VERIFY  
 Land SF 13,770 Truck Hi Pos 0 Dim \_\_\_\_\_  
 Const CTU Roof VERIFY Grd Lev Drs 3 Dim \_\_\_\_\_  
 Rail NONE Unfin Ofc Mezz SF 1,105 Incl in Avail SF N Restrooms: 2  
 Sprinklered NO Min Clear Height 14 OFFICE DATA Office SF 1,470 # 5  
 Pkg 12 Yard Yes-Paved Yr Blt 1957 A/C Y Heat Y Fin Ofc Mezz SF 365 Incl in Avail SF Y  
 Thomas Bk Pg# 675-D7 Zone C3 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE, YARD  
 AGENT Gary J Herman, Jr. (213)747-6531 x318 Region C Listing # 1242482  
 FIRMS.D. Herman Company 04/27/12R  
 FTFC CB250Y150S250/AOAA Notes Occupied. Possession: Submit. 100A 120/240V 1Ph. Buyer/Tenant to verify power. Sp. Feat: Free Standing Building & Paved Yard.

**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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