



# 16,806 SF CLASS A - INDUSTRIAL FOR LEASE

9052 ROSECRANS AVE.  
BELLFLOWER, CA 90706

**\$1.43 NET**

+ \$0.22 Net Charges

4% Annual Increases

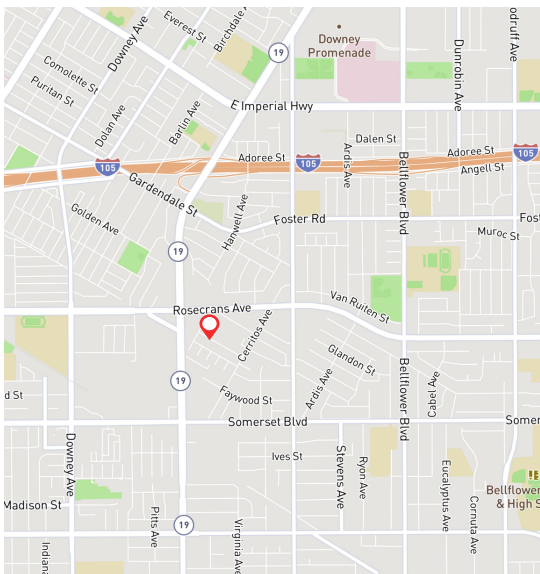
5 Year Term Minimum

1,156 SF Ground Floor Office

+ 1,304 SF Mezz Storage

(Included in total)

## LISTING FEATURES



- 23 Car Parking
- 21' Clear
- Built in 1995
- (2) Dock & (1) Ground Level Loading - Overnight 60' Concrete Truckwell
- Gated side yard included
- Net to Gross Includes Taxes, Insurance, CAM
- .45/3000 Sprinklers w/ Smoke Vents; 400 Amp, 480/277 Volt, 3 Phase, 4 Wire w/ Add'l Conduit Capacity
- Natural Gas Stubbed; 2" Heavy Duty Water Service
- Experienced Landlord w/ Additional Buildings for Expansion
- Excellent Freeway Access
- July 2022 Occupancy

## RECENT BUILDING UPGRADES

- New white roofs – better for keeping warehouse cool
- Electric and manual roll down gates for exterior of glass storefronts
- New curb mounted smoke hatch vented skylights

