



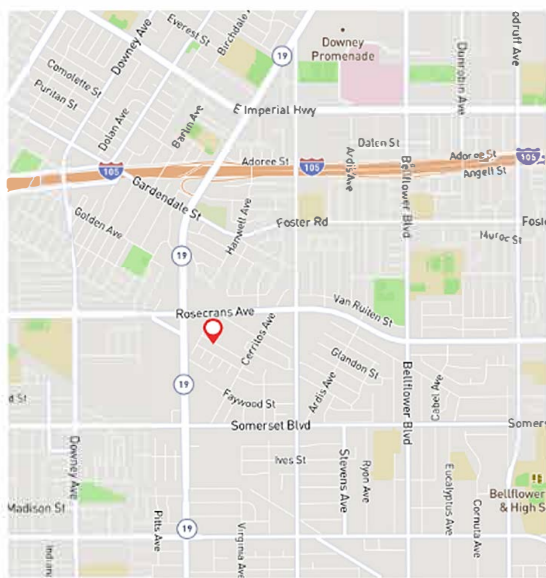
17,504 SF CLASS A - INDUSTRIAL FOR LEASE

9056 ROSECRANS AVE.
BELLFLOWER, CA 90706

\$1.73 NET

+ \$0.27 Net Charges
4% Annual Increases
5 Year Term Minimum
850 SF Ground Floor Office
+ 1,042 SF Mezz Storage
(Included in total)

LISTING FEATURES



- 35 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
- March 2023 Occupancy

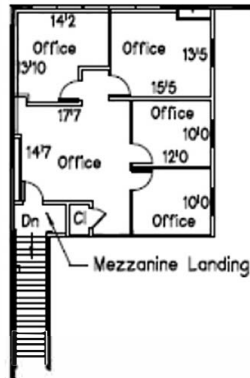
- New white roofs – better for keeping warehouse cool
- Electric and manual roll down gates for exterior of glass storefronts
- New curb mounted smoke hatch vented skylights

9056 Rosecrans Avenue
City of Bellflower
California 90706

Land Area
34,660 Sq. Ft.

Parking Summary

24	Standard Parking
9	Compact Parking
2	Handicap Parking



Footprint
16,417 Sq. Ft.

Mezzanine Office
1,042 Sq. Ft.

Mezzanine Landing
45 Sq. Ft.

Total
w/ Mezzanine Office
and Landing
17,504 Sq. Ft.

Total Office
1,937 Sq. Ft.

1st Floor Office
850 Sq. Ft.

Common Drive

45' 105'

