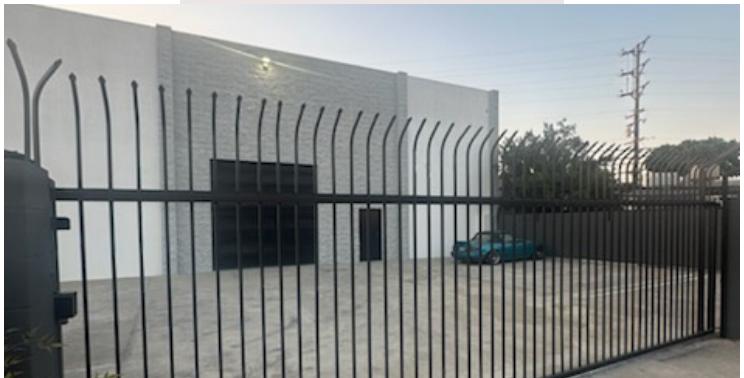


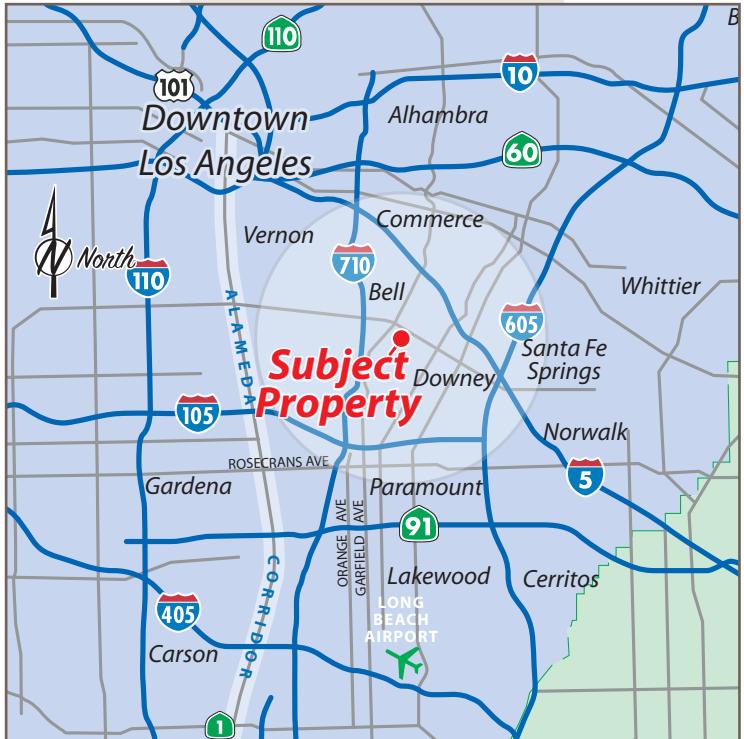
# 10,125 SF INDUSTRIAL WAREHOUSE

7733 Scout Avenue  
Bell Gardens, CA 90201



## PROPERTY HIGHLIGHTS

- 10,125 SF Industrial "Jewel Box"
- Heavy Power - 800 Amps / 277/480 Volts
- 6,000+ SF Private Secure Fenced Yard
- 750 SF of Offices
- Freshly Painted Inside And Outside
- 750 SF Mezzanine
- New LED Warehouse lighting
- 20'+ Clearance
- Minutes To The 5, 710, 105 & 605 Freeways
- Business Friendly City
- High Quality Build



**CIF  
GROUP**

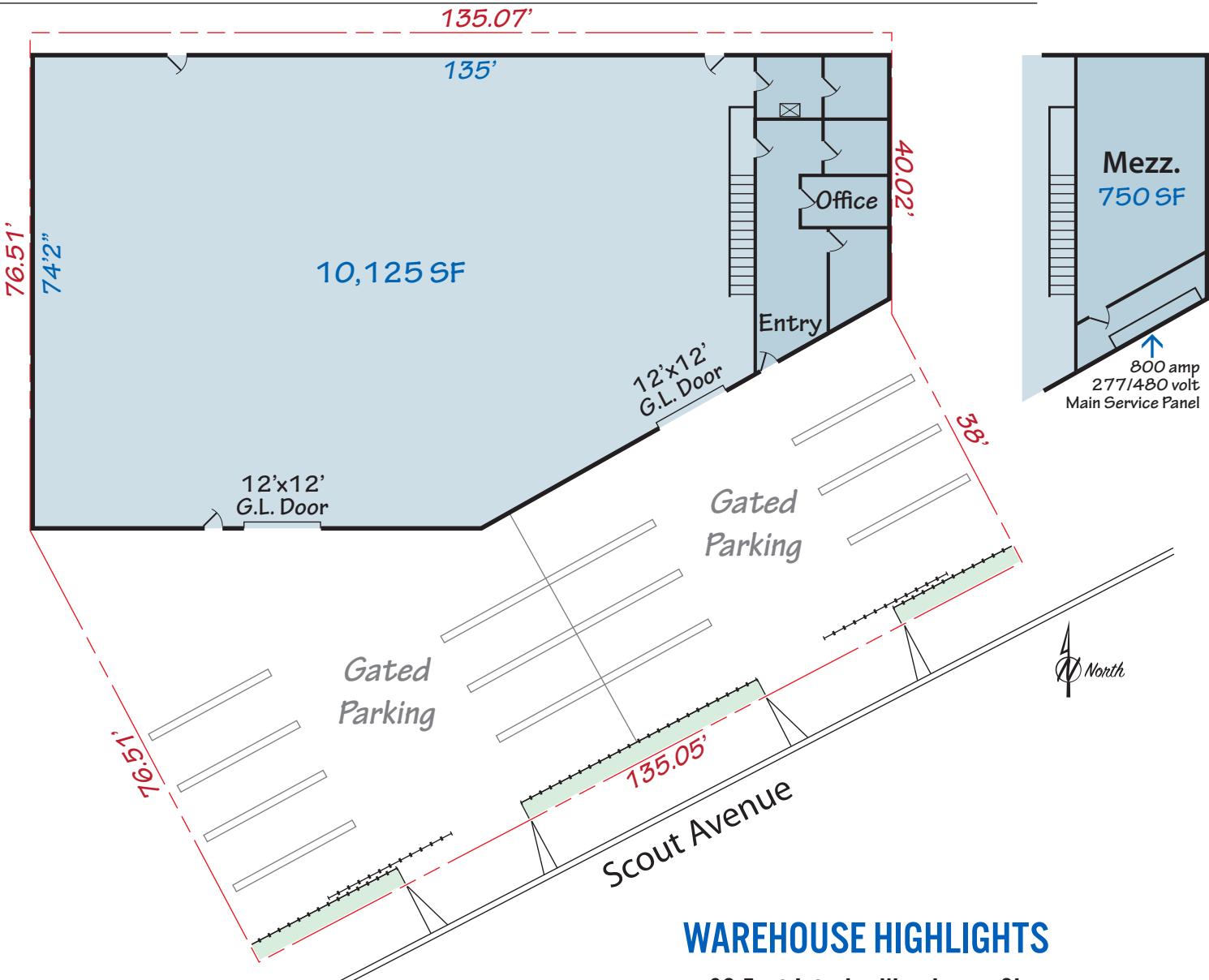
JOHN WENTZEL  
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The information contained herein is from sources we believe to be reliable but, we do not guarantee its accuracy. All measurements & dimensions are approximations and are not to scale. Clients are encouraged to verify their accuracy.

# High Image Facility with Large 6,000± SF Private Fenced Yard

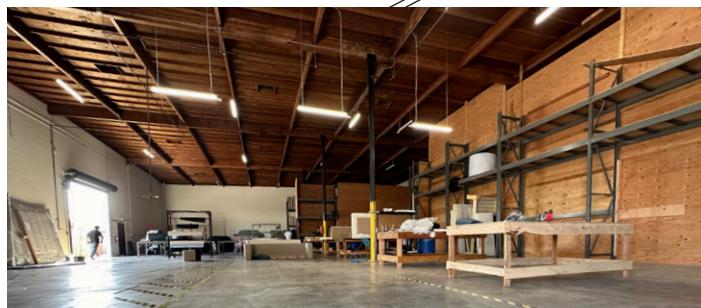
7733 Scout Avenue, Bell Gardens, CA 90201

Clara Street



## WAREHOUSE HIGHLIGHTS

- 20 Foot Interior Warehouse Clearance
- 800 AMPS - 277/480 Volt Power
- Warehouse Ventilation Fans
- 6,000+ SF Gated/Fenced Yard
- New LED Warehouse lighting
- Two 12'x12' Ground Level Truck Doors
- Secure Fortress-like Facility



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