

Available SF **4,680 SF** **Industrial For Lease** **Building Size** 4,680 SF



Address: 8438 Eastern Ave, Bell Gardens, CA 90201
Cross Streets: Eastern Ave/Garfield Ave

Former Gym and Dance School
 Location at Merger of Eastern / Garfield - 20,038 SF Lot
 Four (4) 10' x 10' Roll-Up Doors / 2 RRs & Offices
 23 Car Parking & Large Yard for Delivery Vehicles
 Dual Street Access in Front & Via Rear Dual Driveway

Lease Rate/Mo: \$7,000	Sprinklered: No	Office SF / #: 260 SF / 2
Lease Rate/SF: \$1.50	Clear Height: 12'	Restrooms: 2
Lease Type: Gross	GL Doors/Dim: 4 / 10'x10'	Office HVAC: Heat & AC
Available SF: 4,680 SF	DH Doors/Dim: 0	Finished Ofc Mezz: 0 SF
Minimum SF: 4,680 SF	A: 200 V: 240 O: 3 W: 3	Include In Available: No
Prop Lot Size: 0.46 Ac / 20,038 SF	Construction Type: Masonry	Unfinished Mezz: 0 SF
Term: 3-5 years	Const Status/Year Blt: Existing / 1972	Include In Available: No
Sale Price: NFS	Whse HVAC:	Possession: Now
Sale Price/SF: NFS	Parking Spaces: / Ratio:	Vacant: Yes
Taxes: \$4,486 / 2024	Rail Service: No	To Show: Call broker
Yard: Fenced / Paved	Specific Use: Light Industrial	Market/Submarket: Commerce/Vernon
Zoning: CM		APN#: 6230001012
Listing Company: Penta Pacific Properties		
Agents: Douglas Wells 562-908-6012		
Listing #: 41433717	Listing Date: 11/12/2024	FTCF: CB250N000S000
Notes: Check with city on allowable uses for CM zone. (See reverse).		

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