

Available SF 4,000 SF

Industrial For Lease

Building Size 4,000 SF



Address: 6821 Suva St, Bell Gardens, CA 90201
Cross Streets: Suva St/Scout Ave

Small Free Standing Building w/Small Yard Area
 Located Within Gated Industrial Complex
 Nicely Appointed Offices
 1 & 3 Phase Power / 2 Grade Level Doors
 Good Access to 5 and 710 Freeways

Lease Rate/Mo:	\$5,000	Sprinklered:	No	Office SF / #:	340 SF / 3
Lease Rate/SF:	\$1.25	Clear Height:	14'	Restrooms:	2
Lease Type:	Gross	GL Doors/Dim:	2 / 14'x12', 9'x9'	Office HVAC:	None
Available SF:	4,000 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	4,000 SF	A: 200 V: 240-240 Q: 3 W:		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	STEEL	Unfinished Mezz:	400 SF
Term:	2 Yrs w/ Periodic COLA's	Const Status/Year Blt:	Existing / 1961	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 7	/ Ratio: 1.8:1/	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced	Specific Use:	Light Industrial	Market/Submarket:	Commerce/Vernon
Zoning:	M1			APN#:	6358-015-057
Listing Company:	Dorin Realty Company				
Agents:	Mark Whitman 213-627-0007				
Listing #:	43515900	Listing Date:	10/09/2025	FTCF:	CB250N000S000/AQAA
Notes:	Possession: EOL. Special feature: free standing building. 2nd pwr pnl: 1 phase, 240-240 volts, 200-240 amps. All details must be verified.				



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