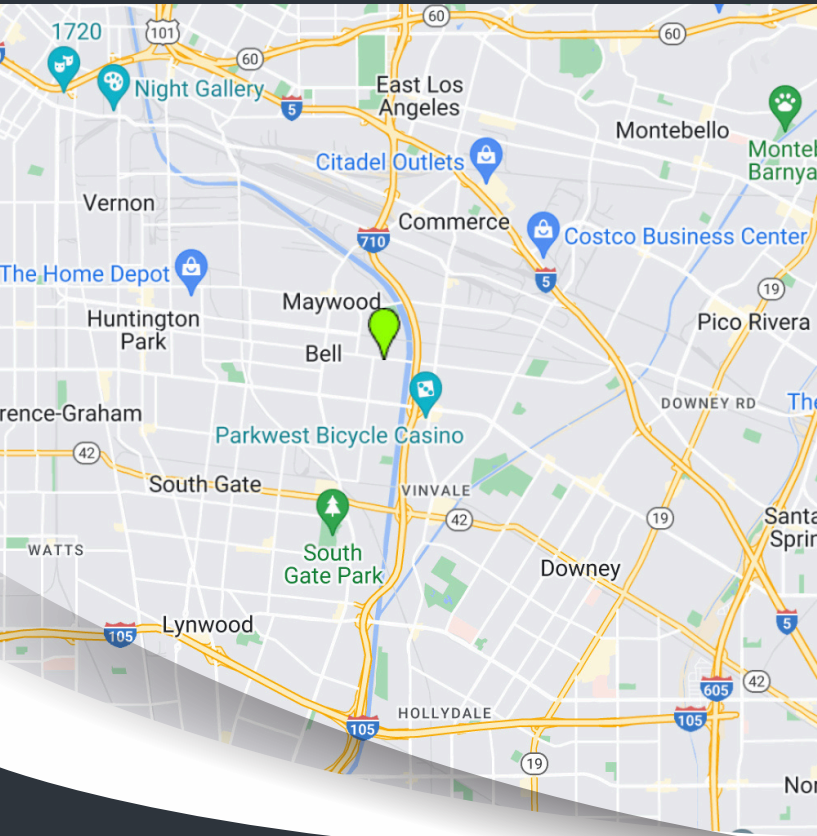


# FOR SALE | 11,800 SF

5080 GAGE AVE, BELL, CA 90201



## PROPERTY FEATURES

- Freestanding Building
- ± 11,800 Total Square Feet
- ± 28,270 Square Foot Lot
- Large Secured Fenced Lot
- 17 Parking Spaces
- 400 Amps of Power
- Three (3) Ground Level Loading Doors
- Upgraded Sprinkler System
- BLC3R\* Zoning

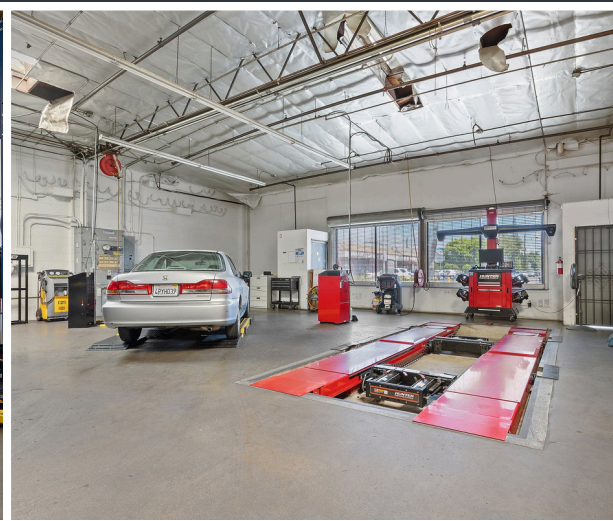
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# PROPERTY PHOTOS

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# ADDITIONAL INFORMATION

5080 GAGE AVE, BELL, CA 90201

## Zoning Rules and Regulations

- Chapter 17.28: C-3R ZONE
  - [www.bit.ly/CityofBellC-3R](http://www.bit.ly/CityofBellC-3R)
- Chapter 17.32: C-3 HEAVY COMMERCIAL ZONE
  - [www.bit.ly/CityofBellC-3](http://www.bit.ly/CityofBellC-3)

## Property Traffic

Collection Street	Cross Street	Traffic Volume	Last Measured	Distance
Gage Ave	Crafton Ave W	27,771	2022	0.04 mi
Gage Ave	Wilcox Ave W	27,907	2022	0.10 mi
Gage Ave	Home Ave E	25,964	2022	0.12 mi
Filmore St	Wilcox Ave W	1,152	2022	0.16 mi
Gage Ave	River Dr W	27,626	2022	0.30 mi
I- 710	Gage Ave S	214,774	2022	0.48 mi

Traffic Stats Courtesy of CoStar.