

7512 SCOUT AVENUE BELL GARDENS, CA



FOR LEASE

Approx. 11,290 SF

Industrial Warehouse Space



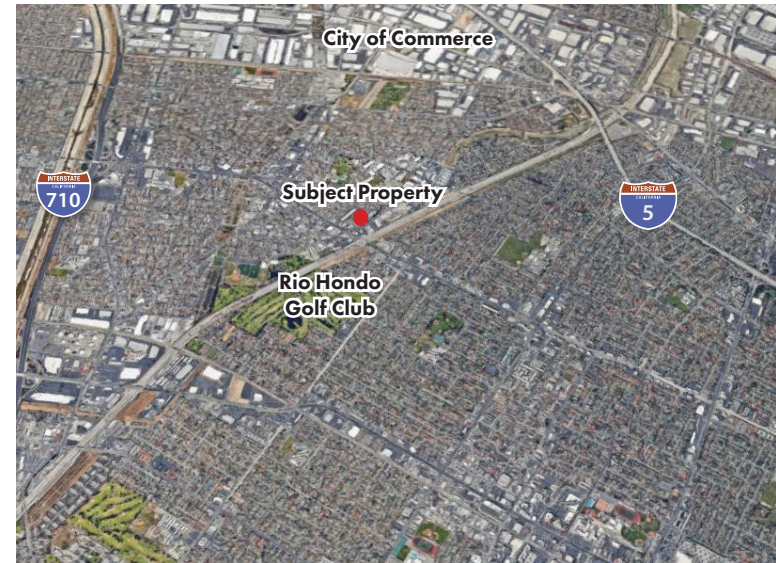
7500-7512 Scout Avenue

Bell Gardens, CA 90201

P R O P E R T Y S U M M A R Y



- Available SF: 11,290 SF (Approx.)
- Lease Rate/SF: \$0.89/SF - Gross
(\$10,048/mo.)
- Lease Terms: 3-5 years
- Ground Level Door: 1 - 14x14
- Dock High Doors: 2 - 10x0
- Office: 1,431SF (including 5 Offices,
Reception and 3 ADA Restrooms)
- Parking: 21 Spaces
- Zoning: M1
- Year Built: 1978
- Sprinklers: 2
- Power: 200A, 120/208V, 3 phase, 4 wire
- Clearance: 17' -19'
- Additional Features:
- Multiple Skylights Provide Ample Natural Lighting
 - Bowed Roof
 - Quick 710 and 5 Freeway Access
 - Centrally located with short drives to LA, OC and Long Beach



For Leasing

Information Contact:

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Interior photos



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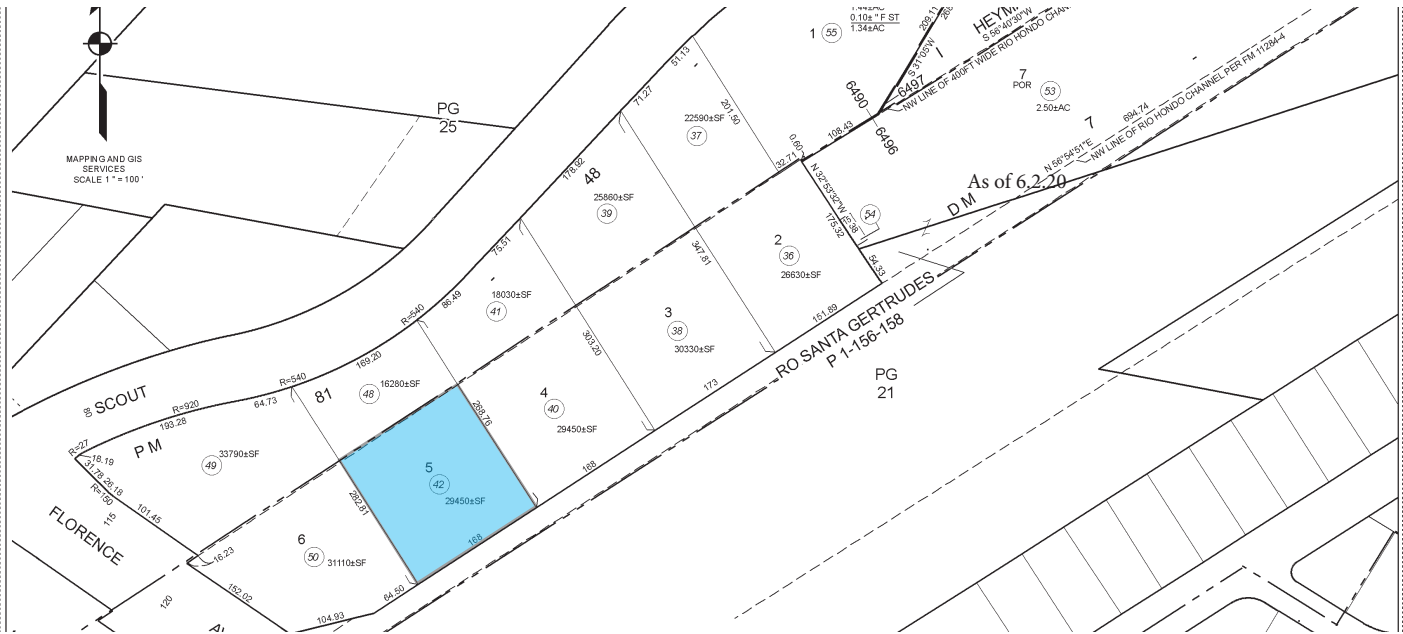
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Parcel Map & Aerial



BLAIR WESTMAC



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The information presented in this offering is based upon the knowledge of the offering broker and owner (without the duty of inquiry or investigation) for the purposes of giving prospective tenants notice of specific conditions which, among other things, the prospective tenant should pay particular attention to during their due diligence. Although the information is provided in good faith, and is believed to be accurate, the property is being subleased, and all prospective tenants are solely responsible for confirming the accuracy thereof through their own inspection, testing, and investigation in the course of due diligence. All information is deemed reliable but not guaranteed.

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As of 6.2.20



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