

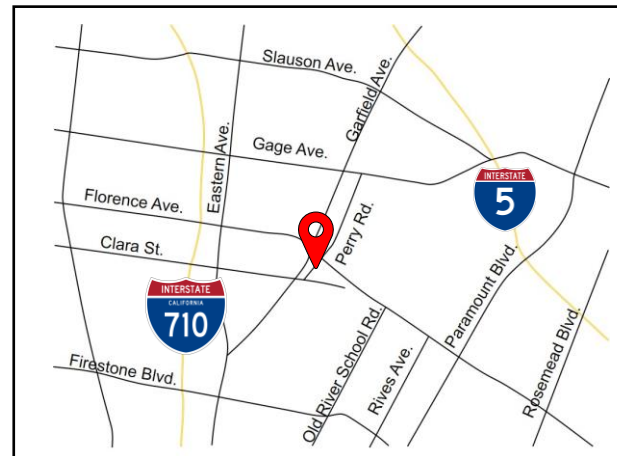
FOR LEASE | CONTRACTOR'S YARD

7535 Perry Rd., Bell Gardens CA 90201



PROPERTY FEATURES

Lease Price:	\$7,000/mo. + NNN
NNN:	\$777/mo. (\$0.03/sf)
Office/Storage SF:	± 4,026 sq. ft.
Land SF:	± 25,887 sq. ft. (0.59 ac.)
Parcel:	6228-016-031
Zoning:	M-1 (verify)
Power:	100a/120-208v (verify)
Location:	Quick access to 710 freeway
Features:	<ul style="list-style-type: none">• Large fenced & secure yard• Free standing office w/ restroom• Storage unit



Tenant responsible for utilities – electricity, water, trash, gardening

**Ashwill
Associates**
COMMERCIAL REAL ESTATE

CHANTEL AGUILAR
(562) 447-0665

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CORP DRE#01291393/DRE Lic.#01972085

SITE PLAN

VIEW STORAGE



VIEW STORAGE & OFFICE



*SITE PLAN NOT TO SCALE

STORAGE
± 500 SF



STORAGE
± 800 SF

OFFICE
± 1,000 SF



2-STORY OFFICE
± 2,226 SF

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AERIAL MAP

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LOCATION	DISTANCE*
Bicycle Casino	1 mile
 Freeway	1 mile
Rio Hondo Golf Club	1 mile
 Freeway	2 mile

*approximate distance

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The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy, we do not guarantee it. Buyers and tenant should verify information independently.