



BELLFLOWER BUSINESS CENTER

RARE CLASS "A" WITH MAJOR STREET ADDRESS
DOCK AND GROUND LOADING
21' CLR. HT. / .45/3000 SPRINKLERS W/SMOKE VENTS
OFFICES W/ELECTRIC ENTRY GATE & KITCHEN
SECURED TRASH VAULT; NATURAL GAS STUBBED
\$0.25 NET TO GROSS INCL. TX, INS, CAM

Lease Rental	\$ 9,450.00	/mo	Gross \$		Net \$ 0.85	Term	5 YEAR MIN.		
Sale Price	N/A		Price /SF	N/A	Tax \$ 16,956.00	Yr	2017/2018		
Terms					Possession	8/1/2017			
Avail SF	11,117	Dim	85 X 118	Power A	A 400 V	277/480	3 Phase		
Min. SF	11,117	Dim	85 X 118	Lighting	FLOUR	Heat	NONE	PWR Notes 100% Copper	
Land SF	22,370	Dim	157 X 167	Trk Hi Pos	1	Dim	10 X 10	EQ Zone N	
Const	CTU	Roof	LAM	Grd Lev Drs	1	Dim	14 X 14	Dock	Y Well N
Foil	Y	Skfts	Y	Rail	NONE	Mezz SF	1,087	Incl in Avail SF	Y Rest Rms: M 1-1 TIS
					868 SF ground floor +				
Sprkd	.45/3000	Min Cir Hgt	21	OFFICE DATA	Ofc SF	1,087 SF	2nd floor	Rest Rms: W 1-1 TIS	
Pkg	22	Fenced	Y	Yr Blt	1995	AC	Y	Heat	Y Finished Ofc Mezz SF Y Incl in Available SF

NOTES:

CLASS 4 & 5 COMMODITY RATING, A: 400 V: 277/480 Ø: 3 W: 4, 2% SMOKE VENTS, 3% SKYLIGHTS, HEAVY DUTY WATER & SEWER, 868 SQ. FT. GROUND FLOOR & 1,087 SQ. FT. MEZZANINE OFFICE, 22 EXCLUSIVE PARKING STALLS.

For more information, please contact **BP International, Inc.**

Patsy Ma, MBA, CCIM, CRX, CLS DRE# 00980137

patsyma@bpinternational.net

650 W. Duarte Rd., #1088, Arcadia, CA 91007

Tel: 626-821-3448 x 100 Fax: 626-821-9099 www.BPInternational.net



Floor Plan

9068 Rosecrans Avenue
City of Bellflower
California 90706

Parking Summary

16 Standard Parking
5 Compact Parking
1 Handicap Parking

Total Sq. Ft. w/ Mezzanine Office

11,117 Sq. Ft.

Footprint

(Entry, Truckwell and
Trash included)
10,030 Sq. Ft.

1st Floor Office

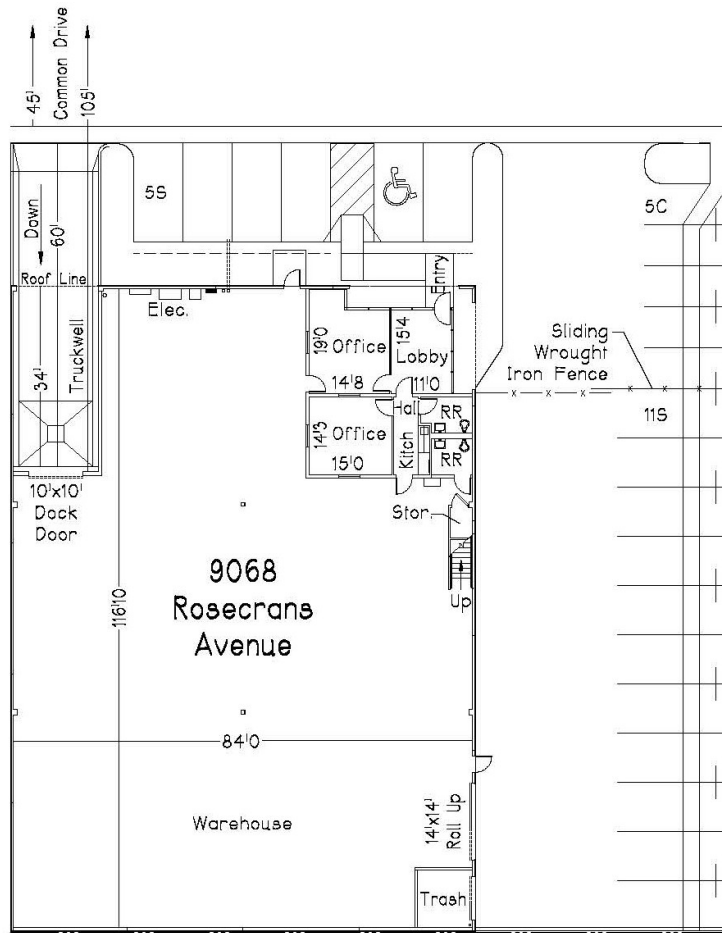
(Shop RR not included)
868 Sq. Ft.

Mezzanine Office

1,087 Sq. Ft.

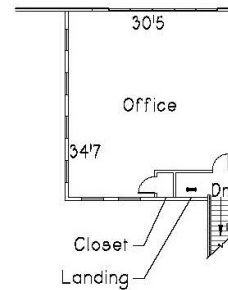
Warehouse

8,300 Sq. Ft.



BELFLOWER BUSINESS CENTER

- * Quality Concrete Tilt-up Distribution/Manufacturing Facility w/ Many Extra Features Developed by Fu-Lyons Associates.
- * Loading: Overnight 60' Concrete Truckwell Dock w/ Large 105' Turnaround Radius; (1) 10'x10' Dock High and (1) 14'x14' Ground Level Door.
- * Warehouse: High Piled Storage & Class 4 Commodity Rating (Class 5 Possible); .45/3000 Fire Sprinklers; Foiled Ceilings; Sealed 5" Thick Reinforced Concrete Slab; 3% Secured Vented Skylights including 2% Smoke Vent Skylights; 21' Clear Height; Pearl White Walls; Fluorescent Lights.
- * Utility Services: 400 Amp, 277/480 Volt, 3 Phase - 100% Copper Wire; Natural Gas Stubbed; 2" Heavy Duty Water Service - 100% Copper Pipe.
- * 868 SF Downstairs Office w/ Spacious 9' Ceilings; Central HVAC; Kitchen Unit w/ Microwave; Monitoring Windows; Oak Accents.
- * 1,087 SF Mezzanine Office.
- * 22 Exclusive Parking Stalls; Heavy Duty Asphalt Paving.
- * Remote Controlled Exterior Metal Office Security Curtains; Secured Concrete Trash Enclosure Vault.
- * Experienced Landlord with Additional Buildings for Expansion.
- * Low City Business Fees.

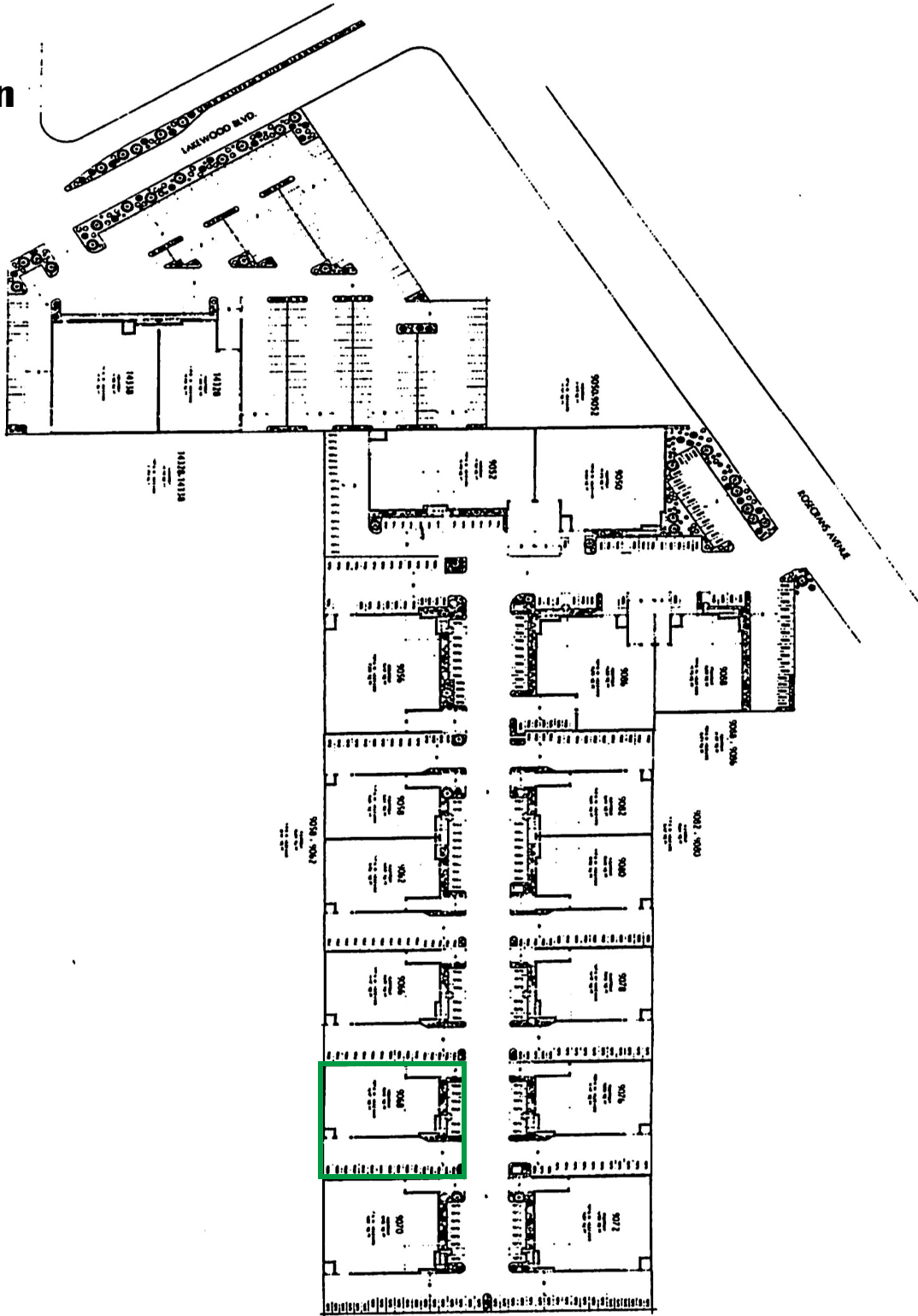


Mezzanine Plan

Scale: 1" = 30' 17002 4/12/17

David O. Roberts P.E., Inc.
17280 Newhope Street, Suite 17
Fountain Valley, CA 92708
(714) 884-3138
Email: dave@DORoberts.com

Site Plan



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