

# For Sale or Lease



## Two MFG / WHSE Buildings on 3± Acres

Contact:



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Senior Executive Vice President

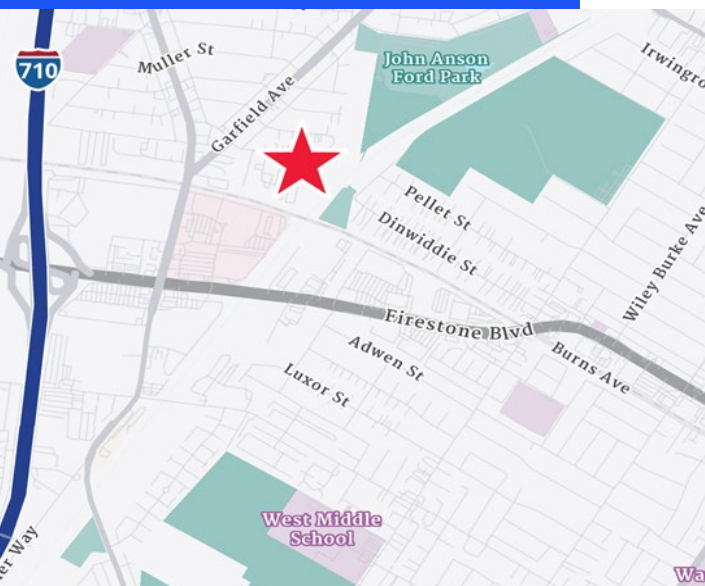
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6032 Shull Street  
Bell Gardens, CA 90201

- 38,802 SF (bldg. A) & 14,519 SF (bldg. B) – Total 53,312 SF
- Large Land Parcel – 3 Acres
- Fully Fenced & Secured Property
- 7 Exterior Truck Well Positions
- 9 Ground Level Loading Doors
- Immediate Access to 710 Freeway at Firestone Blvd.
- Complete Environmental Documentation



Accelerating success.

# 6032 Shull Street



## Site Plan & Photos

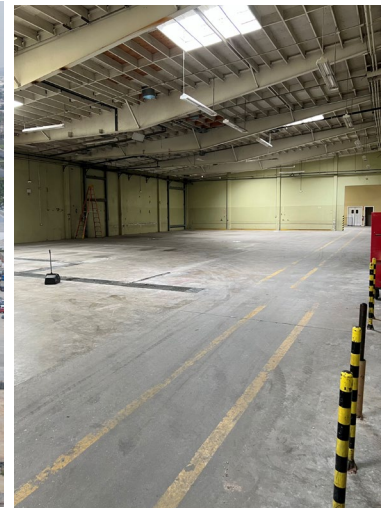
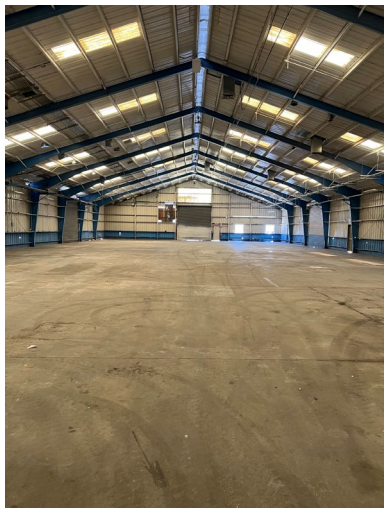
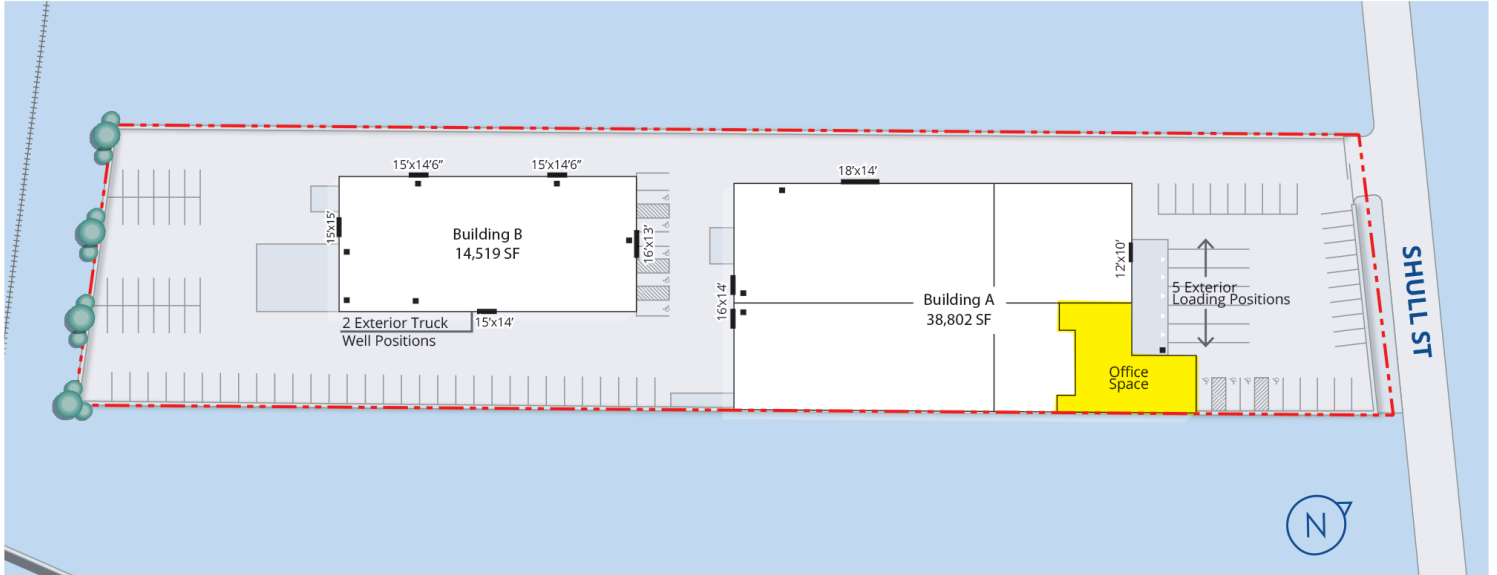
### Summary

#### Building A

Total SF: 38,802 SF  
Whse/Mfg: 31,180 SF  
Office: 3,820 SF (1st floor)  
3,802 SF (2nd floor)  
Clearance: 16.5' - 20.5' minimum

#### Building B

Total SF: 14,519 SF  
Whse/Mfg: 14,519 SF  
Clearance: 13' minimum



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