



FOR SUBLEASE

7228 Scout Ave, Bell Gardens CA 90201

AVAILABLE 65,217 SF Land

\$45,000/month (\$.69/PLSF) Gross



FEATURES

Container Spaces	50 Spaces
Land Square Feet	65,217
Office Square Feet	2,000
Zoning	M-1

ACCESSIBILITY

MILES TO

Los Angeles International Airport	20.0
Long Beach Airport	17.0
Los Angeles & Long Beach Ports (both)	21.0
Intermodal Container Transfer Facility	15.3

IMMEDIATE ACCESS TO

710, 5, AND 105 Freeways

HIGHLIGHTS

Trucking and Container Uses Permitted
Minimum 1 Year Lease Term
Term Through April 30, 2027
Part of Larger Yard



MATT GINOCCHIO

Cal DRE Lic# 01777208

310.436.6483

mginocchio@lareminc.com



ED WHITEMORE

Cal DRE Lic# 00935219

310.436.6482

ewhittemore@lareminc.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

310.719.1585 // www.lareminc.com
165 Savarona Way, Carson, California 90746

TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993