



## FUNCTIONAL TILT-UP WITH LARGE YARD

# 7601

RAMISH AVE  
BELL GARDENS | CA

# FOR LEASE

INDUSTRIAL WAREHOUSE/ MANUFACTURING FACILITY



18,380 SF  
AVAILABLE



2,340 SF  
OFFICE



18 ft  
CLEAR HEIGHT



5  
GROUND LEVEL DOORS



### PROPERTY HIGHLIGHTS:

- Functional Tilt-Up with Large Yard
- 53 Car Parking
- Heavy Power
- Five Ground Level Doors (10x10)
- Easy Access to 5 and 710 Freeways
- Sprinkler System
- Fenced/Paved Yard
- Five Restrooms

FOR MORE INFORMATION PLEASE CONTACT:

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EXECUTIVE VICE PRESIDENT  
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Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

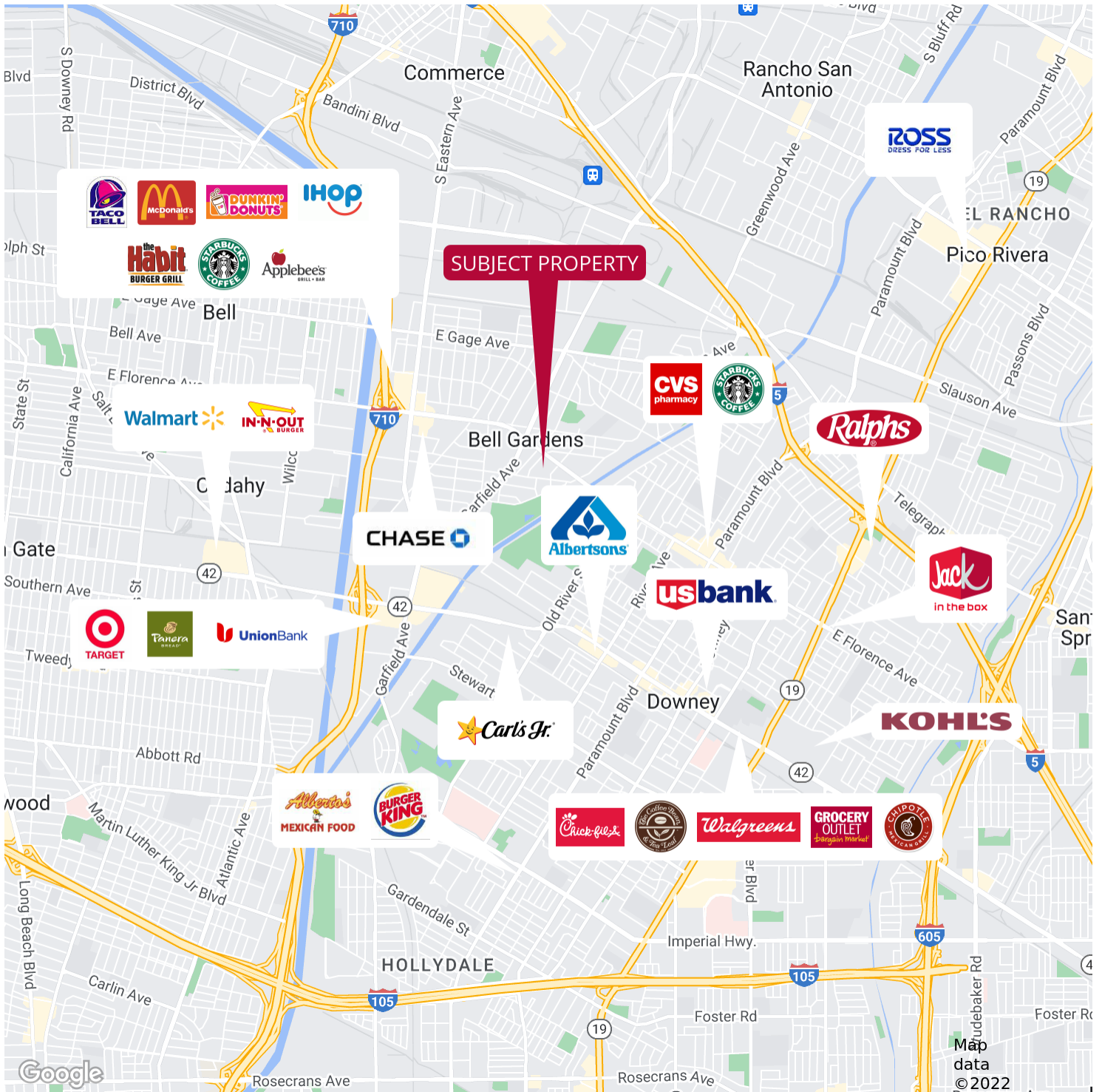
**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# 7601

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INDUSTRIAL WAREHOUSE



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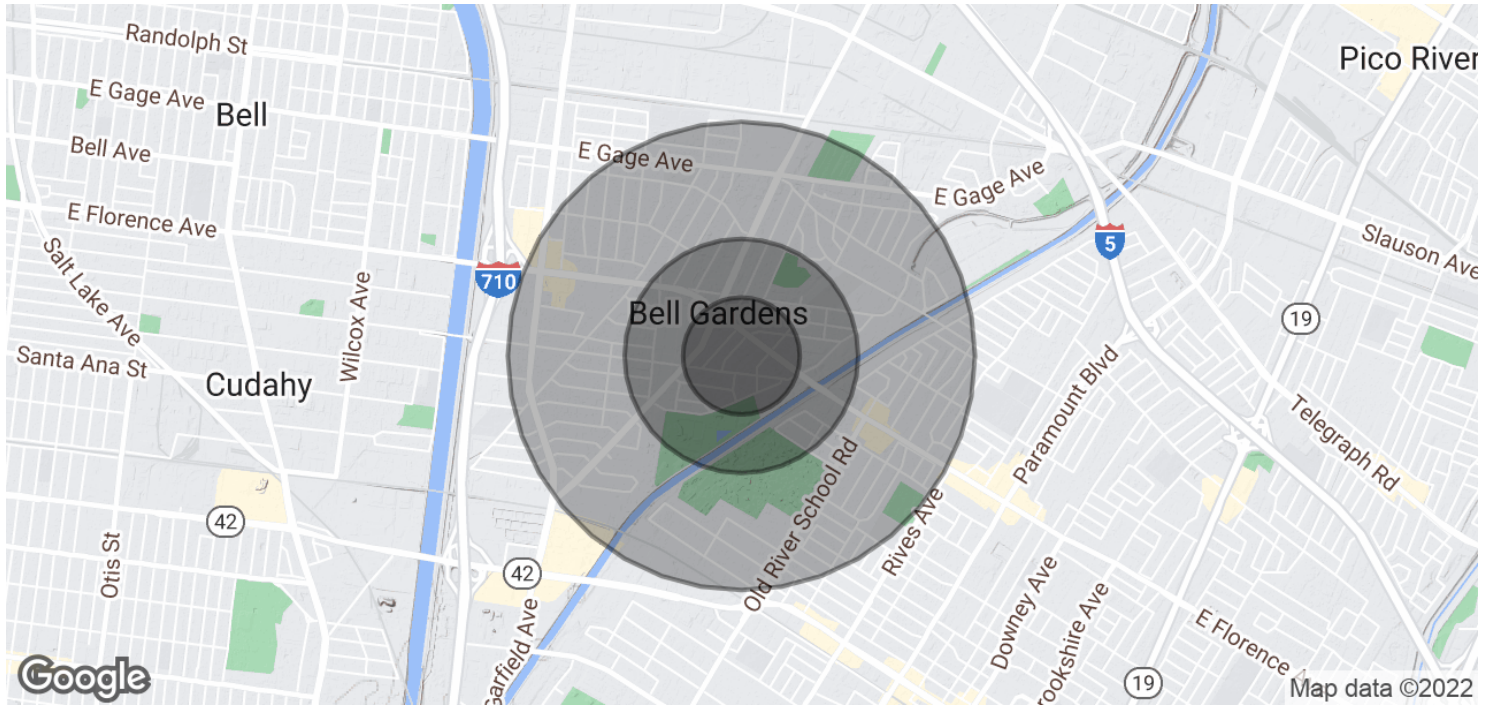


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INDUSTRIAL WAREHOUSE



## DEMOGRAPHICS

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	2,356	9,082	39,302
Median age	31.4	30.8	31.2
Median age (Male)	32.0	29.2	29.8
Median age (Female)	30.2	31.2	31.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	605	2,226	9,889
# of persons per HH	3.9	4.1	4.0
Average HH income	\$53,239	\$57,464	\$61,954
Average house value	\$165,655	\$330,707	\$361,721

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