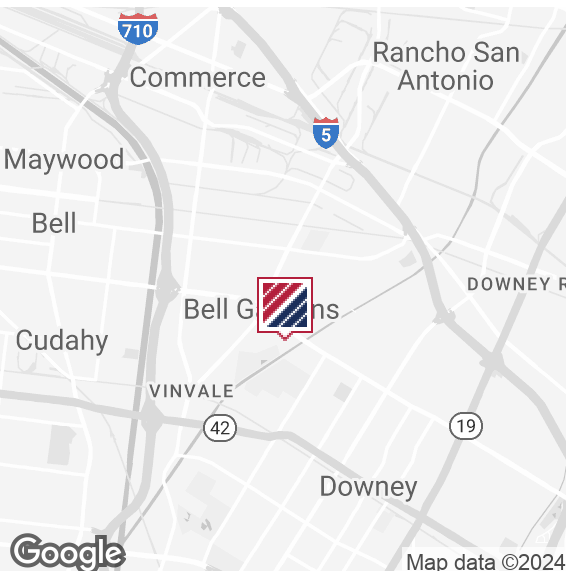




HEAVY POWER | GREAT FOR MANUFACTURING

7738

SCOUT AVE
BELL GARDENS | CA



17,480 SF FOR LEASE

INDUSTRIAL BUILDING WITH LARGE SECURE YARD

PROPERTY HIGHLIGHTS

- Power: 600 amps of 3 Phase 480 Volts
- Centrally Located
- Light Industrial Zoned
- Business Friendly City
- Private Landlord
- Available July 15, 2024
- Two (2) Buildings available For Lease
- Smaller Building 2,400 SF + Bonus Mezzanine Office
- Main Building 15,080 SF
- Refurbishment Underway

WE SPECIALIZE IN THE SELLING & LEASING OF INDUSTRIAL BUILDINGS

LUI SALAZAR

P: 213.270.2229 | M: 626.818.0444

lsalazar@daumcommercial.com

CADRE #02118236

ALONDRASALAZAR

P: 213.270.2226 | M: 415.827.8337

asalazar@daumcommercial.com

CADRE #02222628

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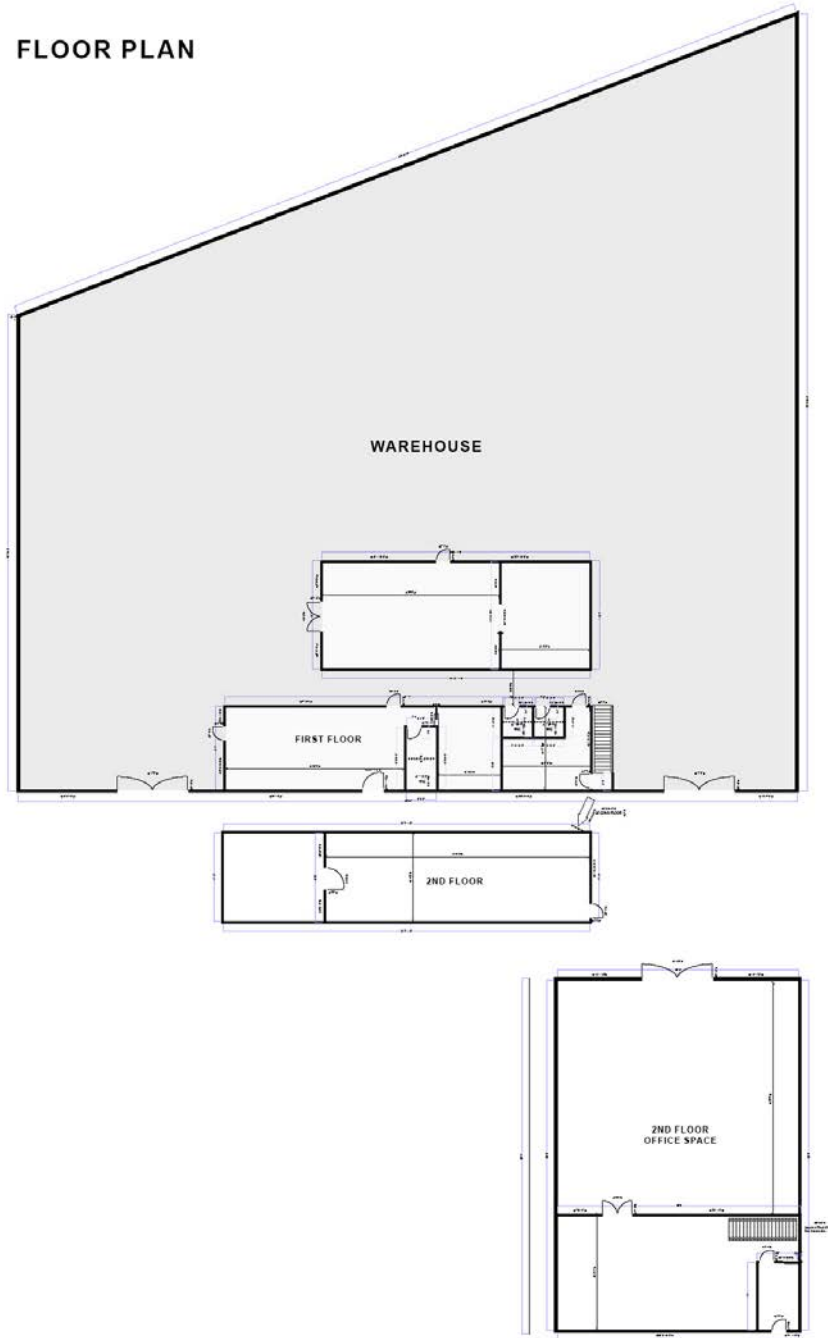
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FOR LEASE
INDUSTRIAL PROPERTY

FLOOR PLAN



Larger Space 15,080 SF and Smaller space 2,400 SF

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INDUSTRIAL PROPERTY



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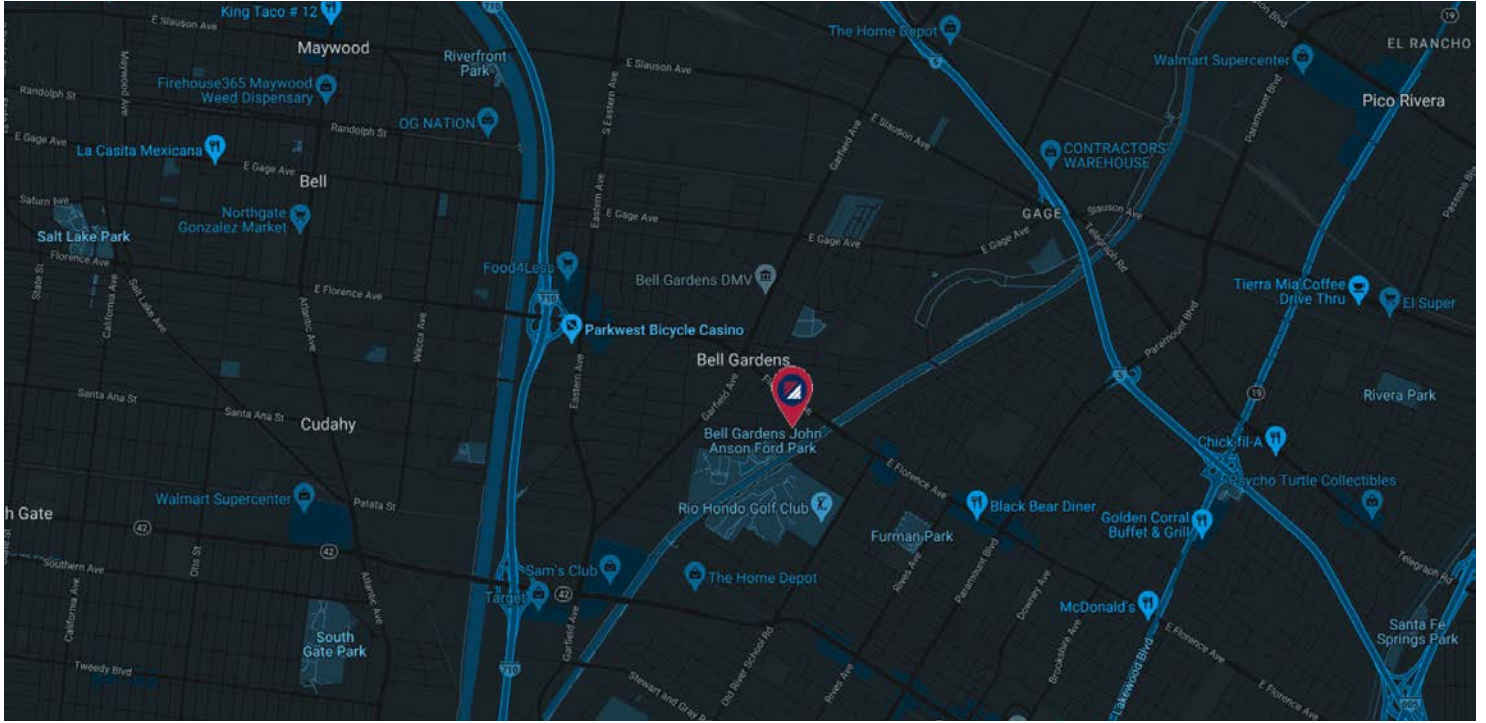
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SCOUT AVE
BELL GARDENS | CA

FOR LEASE

INDUSTRIAL PROPERTY



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	36,162	808,461	3,087,113
Average Age	32.7	33.9	35.1
Average Age (Male)	31.2	32.9	33.9
Average Age (Female)	32.7	34.9	36.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	9,361	218,120	917,588
# of Persons per HH	3.9	3.7	3.4
Average HH Income	\$69,057	\$73,597	\$74,085
Average House Value	\$405,308	\$445,782	\$465,402

2020 American Community Survey (ACS)

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