



## HEAVY POWER | GREAT FOR MANUFACTURING

# 7738

SCOUT AVE  
BELL GARDENS | CA



## 17,480 SF FOR SALE OR LEASE INDUSTRIAL BUILDING WITH LARGE SECURE YARD

### PROPERTY HIGHLIGHTS

- Power: 600 Amps and 480 Volts
- Centrally Located
- Light Industrial Zoned
- Business Friendly City
- Private Landlord
- Two Buildings Available For Lease
- Smaller Building 2,400 SF + Bonus Mezzanine Office
- Main Building 15,080 SF
- Lot Size 36,950 SF
- 18' Clearance
- Two Roll Up Doors in Building 1
- One Roll Up Door in Building 2
- SBA Loan Approved
- Refurbishment Complete

FOR MORE INFORMATION PLEASE CONTACT:

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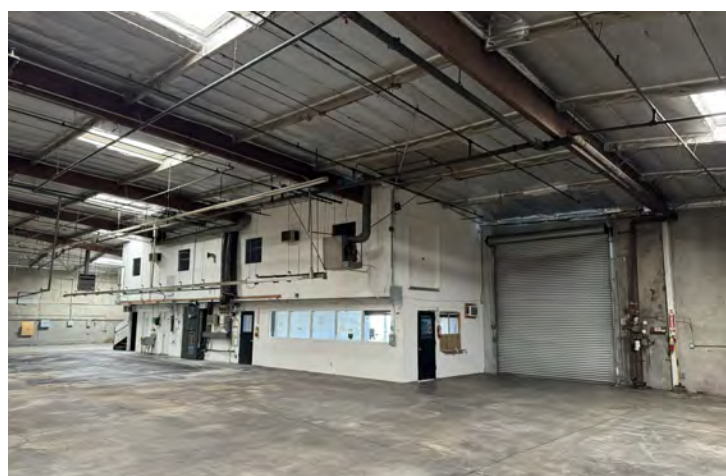
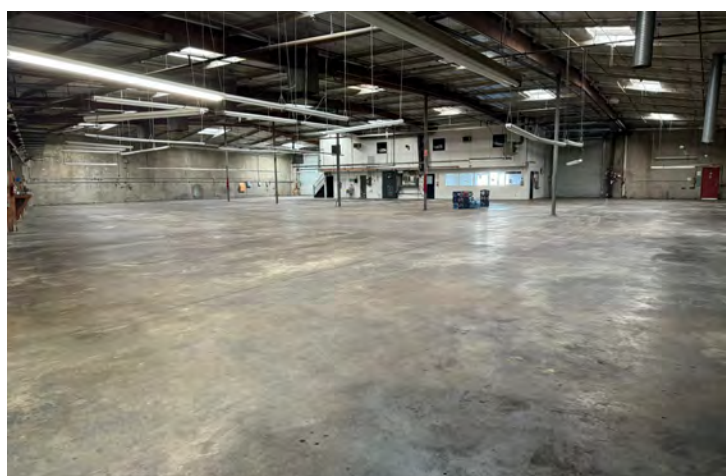
**DAUM**  
COMMERCIAL REAL ESTATE SERVICES



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**FOR LEASE**  
INDUSTRIAL PROPERTY



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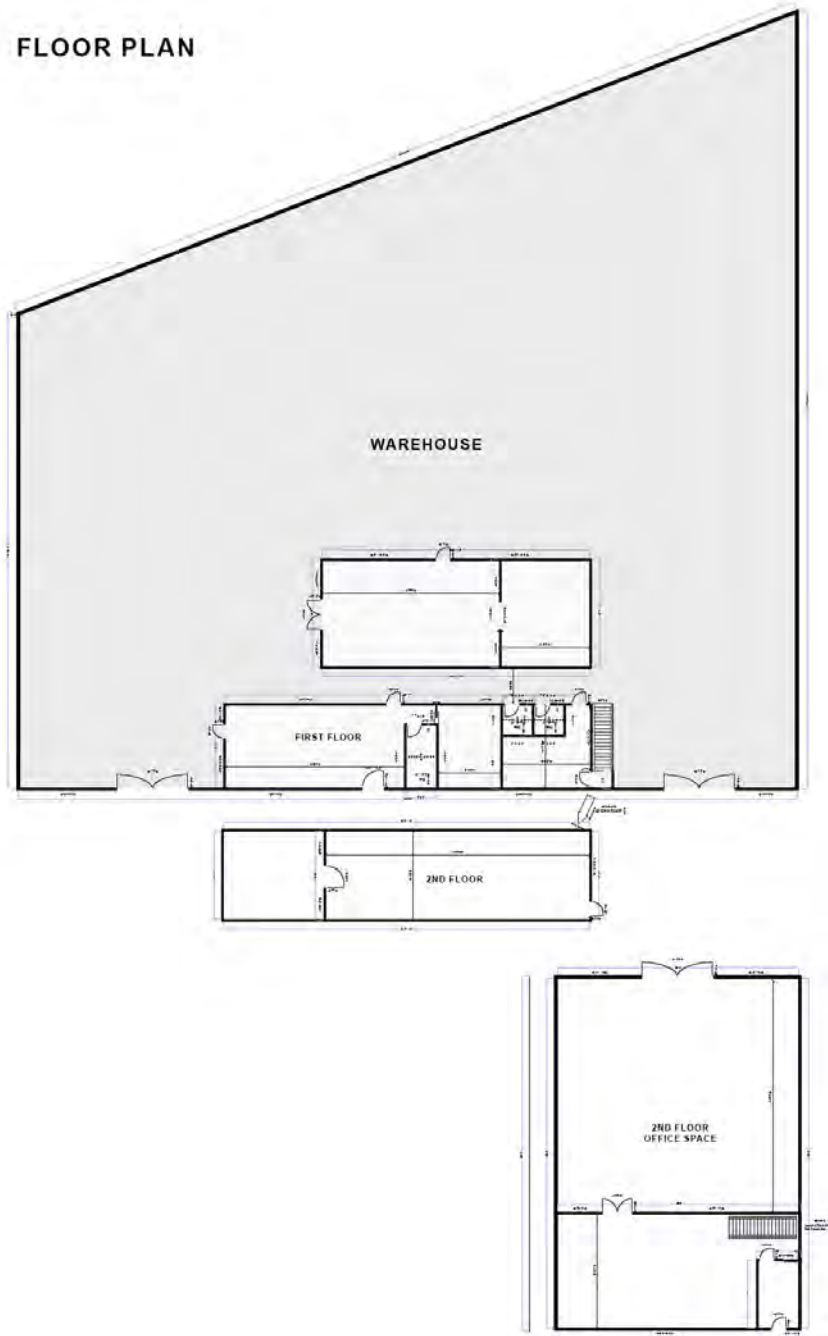
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FOR SALE OR LEASE

INDUSTRIAL BUILDING WITH LARGE SECURE YARD

FLOOR PLAN



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

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