

INDUSTRIAL FOR LEASE

AVAIL SF: 17,947

TOTAL BLDG SF: 17,947



ADDRESS 11101 PALMER AV, SOUTH GATE CA ZIP 90280

½ Mile E. Of 710 Frwy /1 Blk S. Of Imperial Hwy
Fully Sprinklered 1 Sty Brick Building
A/C Offices – Strip Fluorescent Lighting
3 Ground Level Loading Doors
Large Rear Fenced Yard – 600 Amps 3 Ph Pwr

LEASE RENTAL \$ 8,525 /mo Gross 0.475 Net _____ Term **3-5 Years W/CPI Increases**
 SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate Tax \$ 12,937.00 Yr 2009-2010
 Avail SF 17,947 Power A 600 V 240-240 Ø 3 W TBD
 Min. SF 17,947 Heat OTH Cooling EVAP PWR Notes VERIFY
 Land SF 39,402 Truck Hi Pos 0 Dim _____
 Const BRK Roof VERIFY Grd Lev Drs 3 Dim 10X10
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 2
 Sprinklered YES Min Clear Height 12 OFFICE DATA Office SF 1,452 # 4
 Pkg 50 Yard Yes-Fenced Yr Blt 1958 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 705-F7 Zone M2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE
 AGENT Gary J Herman, Jr. (213)747-6531 x318 Region C Listing # 1236561
 FIRMS.D. Herman Company 10/08/10
 FTFC CB250N000S000/AOAA Notes Occupied. Additional offices of approximately 5,000 square feet can be removed. Sp. Feat: Free Standing Building. 2nd Pwr. Pnl: 400A, 110-220V, 1P. Heating/Cooling: Space Heater.

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.
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