

INDUSTRIAL FOR LEASE

AVAIL SF: 38,500

TOTAL BLDG SF: 38,500



ADDRESS 11119 RUSH ST, SOUTH EL MONTE CA ZIP 91733

**1 Mile N. of 60 Fwy – 4 Blks W. of Peck/ Durfee
1st Time on the Market!!**

**Excellent Distribution &/ or Manufacturing Facility
Free Standing CTU Building**

**Dock High & Ground Level Loading W/ Loading Dock
Calculated Sprinkler System – 75 Car Prkg W/ Fenced Yard**

LEASE RENTAL \$ 18,300 /mo Gross 0.475 Net _____ Term 5 Yrs W/ CPI Increases
 SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate Tax \$ 37,119.00 Yr 2010-2011
 Avail SF 38,500 Power A 600 V 120-240 Ø 3 W 4
 Min. SF 38,500 Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF 85,070 Truck Hi Pos 4 Dim 45 x 14 1/2 Load Dock
 Const CTU Roof LAM Grd Lev Drs 4 Dim 12 x 14
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 6
 Sprinklered YES Min Clear Height 18 OFFICE DATA Office SF 2,900 # 9
 Pkg 75 Yard Yes-Fncd/Pvd Yr Blt 1988 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 637-D4 Zone SEM To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE, YARD
 AGENT Gary J Herman, Jr. (213)747-6531 x318 Region E Listing # 1249531
 FIRMS.D. Herman Company 09/30/11
 FTFC CB250N150S000/AOAA Notes Call broker for appointment. Special Feature: Free Standing Building, Paved Yard.

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

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