

INDUSTRIAL FOR LEASE

AVAIL SF: 7,500

TOTAL BLDG SF: 15,000



ADDRESS 1208 S VAIL AV, MONTEBELLO CA ZIP 90640

7,500 Sq. Ft. Concrete tilt Up Building
Fenced Parking*Sprinklered*Dock Hi
Drive in Ramp*Foil Ceiling
Bonus Mezzanine not Included in Footage
3 Blks North of Santa Ana Fwy
1 Block East of Garfield

LEASE RENTAL \$ 3,940 /mo Gross 0.525 Net _____ Term 3-5 Years W/ COLA'S
SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate Tax \$ 8,717.00 Yr 2011-2012
Avail SF 7,500 Power A 400 V 440-440 Ø 3 W TBD
Min. SF 7,500 Heat NONE Cooling NONE PWR Notes VERIFY
Land SF POL Truck Hi Pos 1 Dim 10 x 12
Const CTU Roof LAM Grd Lev Drs 0 Dim 10 x 12 Ramp
Rail NONE Unfin Ofc Mezz SF TBD Incl in Avail SF N Restrooms: 2
Sprinklered YES Min Clear Height 14 OFFICE DATA Office SF 800 # 3
Pkg 6 Yard Yes-Fenced Yr Blt 1960 A/C Y Heat Y Fin Ofc Mezz SF TBD Incl in Avail SF N
Thomas Bk Pg# 676-B4 Zone M1 To Show Call Broker - FOR APPOINTMENT Sp. Feat. _____
AGENT Greg Herman (213)747-6531 x320, Gary J Herman, Sr. Region C Listing # 1252818
(213)747-6531 x314 FIRMS.D. Herman Company 01/06/12
FTCF AP250N000S000/OAA Notes Call broker for appointment. Lessee to verify all information. All measurements are approximate.

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

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