

# INDUSTRIAL FOR LEASE

AVAIL SF: 6,000

TOTAL BLDG SF: 12,275



ADDRESS 1242 VALENCIA ST, LOS ANGELES CA ZIP 90015

**6,000 Sq. Ft. Secure Warehouse/ Manufacturing Building**  
**60' Wide Clear Space Warehouse**  
**Large 14' X 10' Ground Level Loading Door**  
**Immediate Possession**

LEASE RENTAL \$ 4,290 /mo Gross 0.715 Net \_\_\_\_\_ Term **ACCEPTABLE TO OWNER**  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Possession Immediate Tax \$ 2,996.00 Yr 2010-2011  
 Avail SF 6,000 Power A 100 V 120-240 Ø 3 W 4  
 Min. SF 6,000 Heat VERIFY Cooling VERIFY PWR Notes VERIFY  
 Land SF 6,000 Truck Hi Pos 0 Dim \_\_\_\_\_  
 Const MSNRY Roof VERIFY Grd Lev Drs 1 Dim 14x10  
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: \_\_\_\_\_  
 Sprinklered NO Min Clear Height 12 OFFICE DATA Office SF 150 # 1  
 Pkg \_\_\_\_\_ Yard No Yr Blt 1925 A/C TBD Heat TBD Fin Ofc Mezz SF 0 Incl in Avail SF N  
 Thomas Bk Pg# 634-C5 Zone CM2 To Show Lock Box - VERIFY Sp. Feat. \_\_\_\_\_  
 AGENT Greg Herman (213)747-6531 x320 Region C Listing # 1203775  
 FIRMS.D. Herman Company 01/14/11R

FTCF AP250N000S000/AOAA Notes Vacant. Lock Box-Front Door. All measurements are approximate. Lessee to verify all information.

**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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