

INDUSTRIAL FOR LEASE

AVAIL SF: 4,800

TOTAL BLDG SF: 4,800



ADDRESS 1368 ELWOOD ST, LOS ANGELES CA ZIP 90021

4,800 Sq. Ft. Free Standing CTU With 5 Car Parking
1 Blk South Of Olympic – 3 Blks East Of Alameda
Excellent Access To 5, 10, 60 & 101 Freeways
Two 14' Hi Ground Level Doors * 200 Amps Power
Immediate Possession

LEASE RENTAL \$ 3,700 /mo Gross 0.771 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 5,147.00 Yr 2009-2010
 Terms _____ Possession Immediate
 Avail SF 4,800 Dim IRR X IRR Power A 200 V 120-240 Ø 3 W TBD
 Min. SF 4,800 Dim IRR X IRR Lighting VERIFY Heat SPACE Cooling OTH PWR Notes VERIFY
 Land SF 5,000 Dim IRR X IRR Trk Hi Pos 0 Dim _____
 Const CTU Roof VERIFY Grd Lev Drs 2 Dim 13X14 Well N
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Rest Rms: M TBD W TBD
 Sprkd NO Min Clr Hgt 16 OFFICE DATA Ofc SF 500 # 2 Rest Rms: M TBD W TBD
 Pkg 5 Yard No Yr Blt 1969 A/C Y Heat Y Fin Ofc Mezz SF 500 Incl in Avail SF Y
 Thomas Bk Pg# 634-H7 Zone M3 To Show Lock Box - VERIFY Sp. Feat. FREE
 AGENT Greg Herman (213)747-6531 x320 Region C Listing # 1230674
 FIRMS S.D. Herman Company 05/07/10
 FTFC AP250N000S000/AOAA Notes Vacant. Lock Box-Front Door. Lease Terms: 3-5 Years W/COLA'S. Lessee to verify
all information – All measurements are approximate. Sp. Feat: Free Standing Building.

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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