

# INDUSTRIAL FOR LEASE

AVAIL SF: 4,800

TOTAL BLDG SF: 4,800



ADDRESS 1520 E 15TH ST, LOS ANGELES CA ZIP 90021

**Located Just East of Hooper – 1 Blk N. of 16th St.  
Free Standing Clear Span Conc Blk Building  
A/C & Heated Ofcs of Approximately 1,600 Sq. Ft.  
200 Amps 1 Ph & 100 Amps 3 Ph Pwr-Fluorescent Lighting  
4 Car Parking – Rear Ground Level Loading**

LEASE RENTAL \$ 4,000 /mo Gross 0.833 Net \_\_\_\_\_ Term 3-5 Years w/ CPI Increases  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Possession D-02/01/12 Tax \$ 6,171.00 Yr 2011-2012  
 Avail SF 4,800 Power A 100 V 240-240 Ø 3 W TBD  
 Min. SF 4,800 Heat NONE Cooling NONE PWR Notes VERIFY  
 Land SF 4,800 Truck Hi Pos 0 Dim \_\_\_\_\_  
 Const BLK Roof VERIFY Grd Lev Drs 1 Dim 12x12  
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 2  
 Sprinklered NO Min Clear Height 16 OFFICE DATA Office SF 1,600 # 7  
 Pkg 4 Yard Yes Yr Blt 1973 A/C Y Heat Y Fin Ofc Mezz SF 800 Incl in Avail SF Y  
 Thomas Bk Pg# 634-F7 Zone M2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE  
 AGENT Gary J Herman, Jr. (213)747-6531 x318 Region C Listing # 1252459  
 FIRMS.D. Herman Company 12/23/11  
 FTFCF CB250N000S000/AOAA Notes Special Features: Free Standing Building. Occupied – Call broker. 800 Sq.Ft. of mezzanine ofc area is incl. in total ofc area of 1,600 sq.ft. Tenant to verify all information. 2nd Power panel: 200A, 1P.

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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