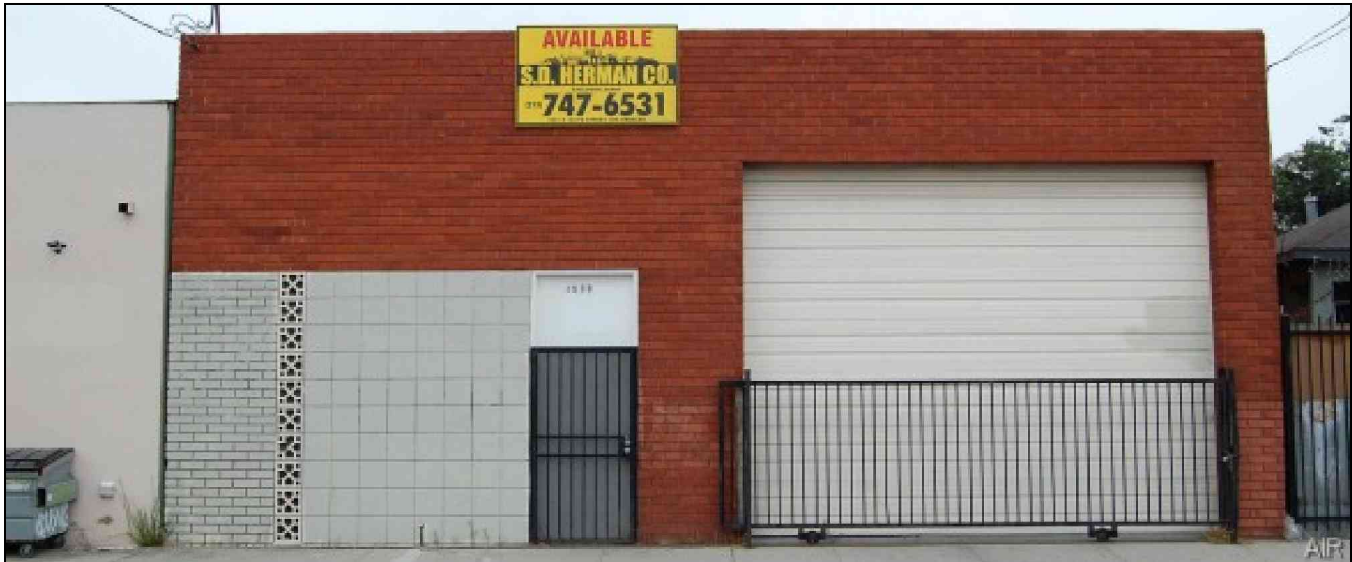


# INDUSTRIAL

# FOR LEASE OR SALE

AVAIL SF: 4,200TOTAL BLDG SF: 4,200ADDRESS 1539 E 25TH ST, LOS ANGELES CA ZIP 90011

## 6 BLKS of Washington Blvd \* 4 BLKS E of Central Ave Free Standing One Story Brick Building Clear Span – Skylights – Ground Level Loading

LEASE RENTAL \$ 2,730 /mo Gross 0.650 Net \_\_\_\_\_ Term 3-5 Years w/ CPI  
SALE PRICE \$ 735,000 Price/SF \$ 175.00 Possession COE Tax \$ 1,239.00 Yr 2010-2011  
Avail SF 4,200 Power A 100 V 120-240 Ø 1 W 1  
Min. SF 4,200 Heat NONE Cooling NONE PWR Notes VERIFY  
Land SF 4,200 Truck Hi Pos 0 Dim \_\_\_\_\_  
Const BRK Roof VERFY Grd Lev Drs 1 Dim 17x14  
Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 1  
Sprinklered NO Min Clear Height 15 OFFICE DATA Office SF 250 # 1  
Pkg 0 Yard No Yr Blt 1965 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N  
Thomas Bk Pg# 674-F2 Zone M1 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE  
AGENT Gary J Herman, Jr. (213)747-6531 x318 Region C Listing # 1247732  
FIRMS.D. Herman Company 08/05/11  
FTCF CB250Y150S250/AOAA Notes Sp. Feat: Free Standing Building. Lease terms: 3-5 Years w/ CPI. Sale terms: All cash to Seller.

### 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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