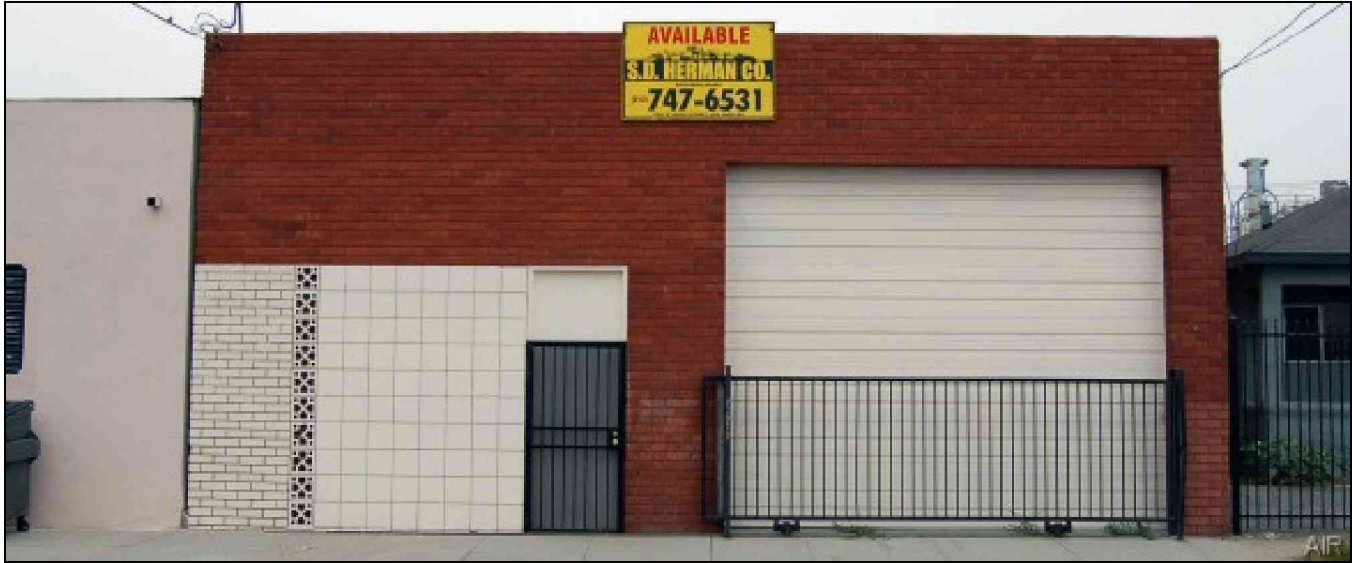


INDUSTRIAL

FOR LEASE OR SALE

AVAIL SF: 4,200TOTAL BLDG SF: 4,200

ADDRESS

1539 E 25TH ST, LOS ANGELES CA

ZIP

90011

6 Blks S Of Washington Blvd * 4 Blks E Of Central Ave
Free Standing One Story Brick Building
Clear Span – Skylights – Ground Level Loading

LEASE RENTAL \$ 2,835 /mo Gross 0.675 Net _____ Term 3-5 Years W/ CPI
 SALE PRICE \$ 735,000 Price/SF \$ 175.00 Possession COE Tax \$ 1,131.00 Yr 2009-2010
 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 Trk Hi Pos 0 Dim _____
 Const BRK Roof VERIFY Grd Lev Drs 1 Dim 17x14
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 1
 Sprkd NO Min Clr Hgt 15 OFFICE DATA Ofc 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 # 1233529
 FIRMS.D. Herman Company 07/23/10
 FTFC CB250Y150S250/AOAA Notes Vacant. Lease Terms: 3-5 Years W/ CPI. Sale Terms: All Cash to Seller. Special
 Features: 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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