

# INDUSTRIAL FOR LEASE

AVAIL SF: 16,000

TOTAL BLDG SF: 16,000



ADDRESS 1601 W 134TH ST, GARDENA CA ZIP 90260

**3 Blks So. El Segundo Bl – ½ Blk E. Western  
16,000 SF. Free Standing Concrete Tilt Up Bldg  
50' Clear Span Bays-Skylights-A/C Offices  
Large Fenced Yard – 36 Car Parking  
Immediate Possession**

LEASE RENTAL \$ 6,800 /mo Gross 0.425 Net \_\_\_\_\_ Term 3-5 Yrs W/ COLA'S  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Possession Immediate Tax \$ 17,746.00 Yr 2011-2012  
 Avail SF 16,000 Power A 1200 V 277-480 Ø 3 W 4  
 Min. SF 16,000 Heat SPACE Cooling OTH PWR Notes VERIFY  
 Land SF 38,400 Truck Hi Pos 0 Dim \_\_\_\_\_  
 Const CTU Roof STB Grd Lev Drs 3 Dim (1) 12x14, (2) 6x7  
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 3  
 Sprinklered NO Min Clear Height 14 OFFICE DATA Office SF 2,000 # 5  
 Pkg 36 Yard Yes-Fenced Yr Blt 1958 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N  
 Thomas Bk Pg# 733-J2 Zone M1 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE  
 AGENT Greg Herman (213)747-6531 x320, Gary J Herman, Sr. Region S Listing # 1251384  
(213)747-6531 x314 FIRMS.D. Herman Company 11/18/11  
 FTFC CB250N000S000/AOAA Notes Add'l Pwr: 400A 120/240V 3Ph & 200A 120/240V 1 Ph. 1,000 SF. Covered storage at rear of office. Lessee to verify all info. All dim are approx. Cooling: None. 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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