

INDUSTRIAL FOR LEASE

AVAIL SF: 16,800TOTAL BLDG SF: 16,800ADDRESS 1620 E 22ND ST, LOS ANGELES CA ZIP 90011

3 Blks S. of Washington Blvd * 1/2 Blk W. of Long Beach
Newer 16,800 ' Concrete Block Building
3 Dock High Interior Well Loading Positions
Ground Level Loading * 400 Amp 1 Phase Power Service
17 Car Parking* Air Conditioned & Heated Offices

LEASE RENTAL \$ 9,250 /mo Gross 0.551 Net _____ Term 3-5 Yrs with CPI INC.
SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate Tax \$ 7,062.00 Yr 2010-2011
Avail SF 16,800 Power A 400 V 120-240 Ø 1 W 3
Min. SF 16,800 Heat TBD Cooling TBD PWR Notes VERIFY
Land SF 21,815 Truck Hi Pos 3 Dim 20x14,12x14
Const MSNRY Roof VERIFY Grd Lev Drs 1 Dim 19x15
Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 2
Sprinklered NO Min Clear Height 16 OFFICE DATA Office SF 3,720 # 6
Pkg 17 Yard Yes Yr Blt 1978R85 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
Thomas Bk Pg# 674-F1 Zone M1 To Show Open - CALL BROKER Sp. Feat. FREE
AGENT Gary J Herman, Jr. (213)747-6531 x318 Region C Listing # 1247486
FIRMS.D. Herman Company 07/29/11
FTCF CB250Y150S000/AOAA Notes Sp. Feat: Free Standing Building. Vacant. Open: M-F 10 am - 4 pm. Can also be
Combined with 17,732 @ 1626 E. 22nd Street, Los Angeles Listing#1245329 for a Total of 34,532 SQ. FT.

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.
© American Industrial Real Estate Association

