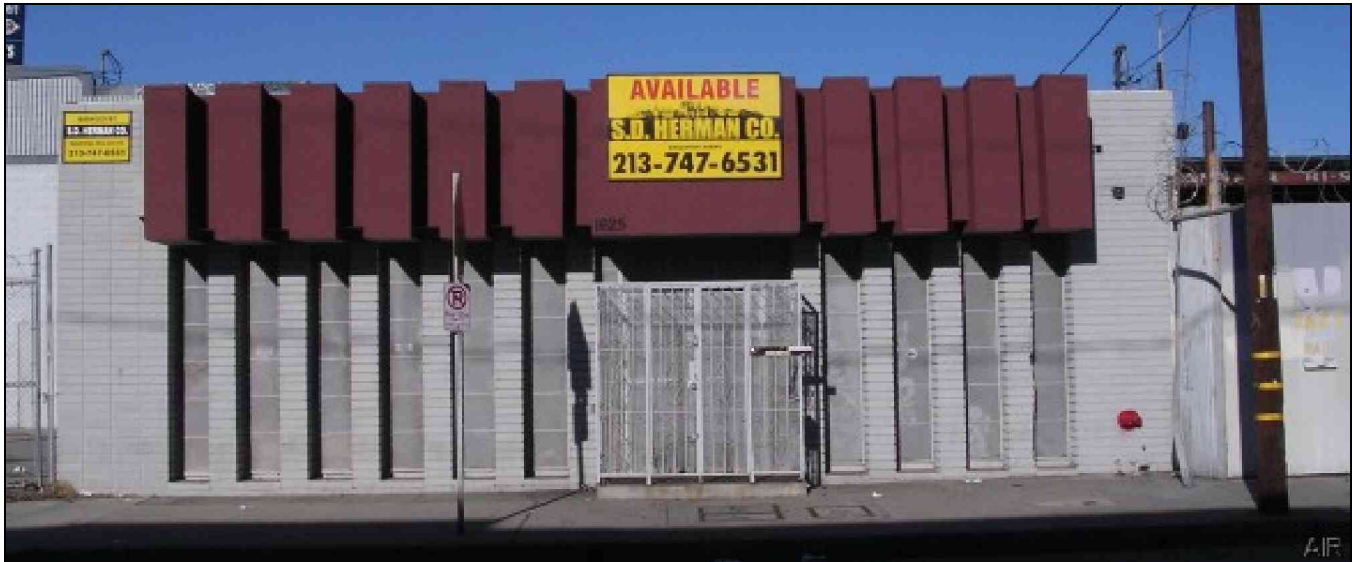


INDUSTRIAL FOR LEASE

AVAIL SF: 5,000

TOTAL BLDG SF: 5,000



ADDRESS 1625 S TRINITY ST, LOS ANGELES CA ZIP 90015

**1 Blk N. Of Washington Blvd * 3 Blks E. Of Santee St.
Close To Santee Alley & Garment Wholesale District
Rare Fully Sprinklered Free Standing Brick Bldg.
Air Conditioned Offices * Clear Space Warehouse
Fluorescent Lighting – Drop Cords**

LEASE RENTAL \$ 3,750 /mo Gross 0.750 Net _____ Term 3-5 Years W/CPI'S
 SALE PRICE \$ NFS Price/SF \$ _____ Possession D-01/01/11 Tax \$ 1,999.00 Yr 2010-2011
 Avail SF 5,000 Power A 200 V 240-240 Ø 1 W 3
 Min. SF 5,000 Heat VERIFY Cooling VERIFY PWR Notes VERIFY
 Land SF 5,360 Truck Hi Pos 0 Dim _____
 Const MSNRY Roof VERIFY Grd Lev Drs 1 Dim 10X9
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: _____
 Sprinklered YES Min Clear Height 14 OFFICE DATA Office SF 600 # 3
 Pkg 0 Yard Yes-Fenced Yr Blt 1966 A/C TBD Heat TBD Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 634-E7 Zone M2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE
 AGENT Gary J Herman, Jr. (213)747-6531 x318 Region C Listing # 1238813
 FIRMS.D. Herman Company 12/10/10
 FTFC AP250N000S000/AOAA Notes Occupied. Lease Terms: 3-5 Years W/CPI'S. 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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