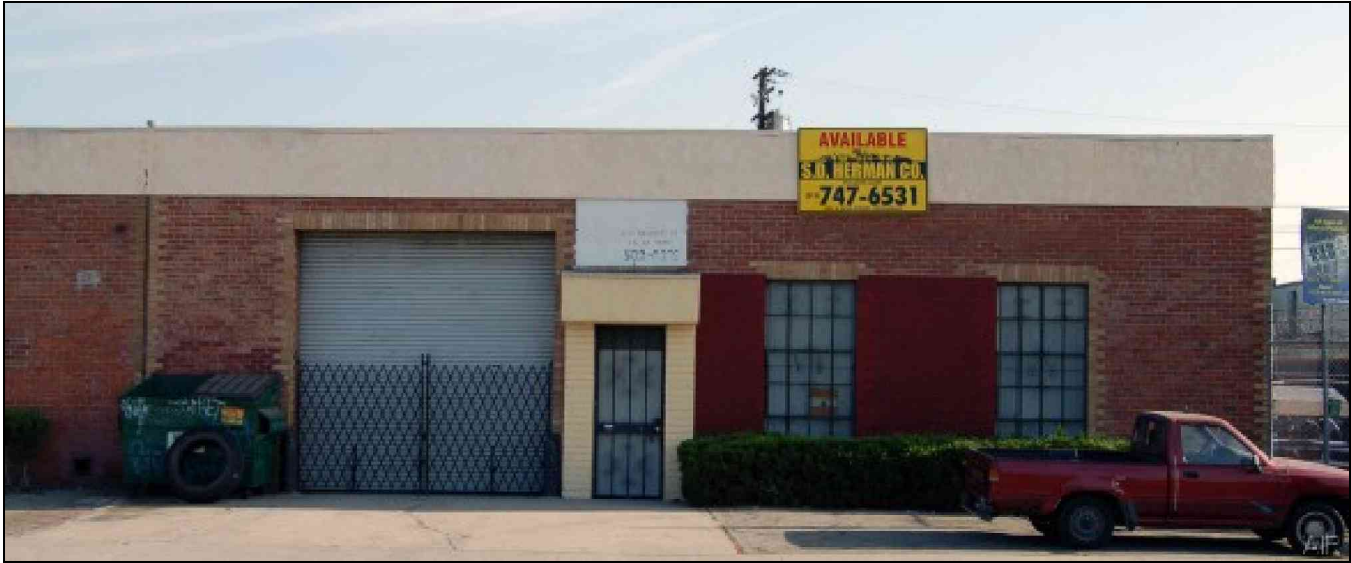


# INDUSTRIAL FOR LEASE

AVAIL SF: 6,600

TOTAL BLDG SF: 6,600



ADDRESS 1829 RANDOLPH ST, LOS ANGELES CA ZIP 90001

**6,600 SQ.FT. Sprinklered Brick Building**  
**Fluorescent Strip Lighting**  
**3 Phase Electric \* Foil \* Very Clean**  
**2 Blks South Of Slauson & 1 1/2 Blks West Of Alameda**  
**Immediate Possession**

LEASE RENTAL \$ 3,234 /mo Gross 0.490 Net \_\_\_\_\_ Term ACCEPTABLE TO OWNER  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ 2,774.00 Yr 2009-2010  
 Terms \_\_\_\_\_ Possession Immediate  
 Avail SF 6,600 Dim 51 X 127 Power A 200 V 240-240 Ø 3 W TBD  
 Min. SF 6,600 Dim 51 X 127 Lighting FLUOR Heat VERIFY Cooling VERIFY PWR Notes PLEASE VERIFY  
 Land SF 7,405 Dim 51 X 147 Trk Hi Pos 0 Dim \_\_\_\_\_  
 Const MSNRY Roof STB Grd Lev Drs 1 Dim 12 X 12 Well N  
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Rest Rms: M 1 W 1  
 Sprkd YES Min Clr Hgt 12 OFFICE DATA Ofc SF 350 # 2 Rest Rms: M 1 W 1  
 Pkg 3 Yard No Yr Blt 1946 A/C TBD Heat TBD Fin Ofc Mezz SF 0 Incl in Avail SF N  
 Thomas Bk Pg# 674-G5 Zone M2 To Show Lock Box - VERIFY Sp. Feat. FREE  
 AGENT Greg Herman (213)747-6531 x320 Region C Listing # 1193509  
 FIRMS S.D. Herman Company 05/02/08  
 FTFC AP250N000S000/AOAA Notes Lease Term: 3 Years W/ COLA'S. Lessee to verify all information. Ofc Restrooms: 1 Male, 0 Female.

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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