

INDUSTRIAL FOR LEASE

AVAIL SF: 32,500

TOTAL BLDG SF: 32,500



ADDRESS 2054 DAVIE AV, COMMERCE CA ZIP 90040

**3 BLKS N. Of Washington – 1 BLK W. Of Garfield
Fully Sprinklered CTU Building
3,200 Sq. Ft. Air Conditioned & Heated Offices
600 Amps 480 Volt Power – Exterior Loading Dock
22 Dock Hi Positions – 40 Car Parking – Fenced Yard**

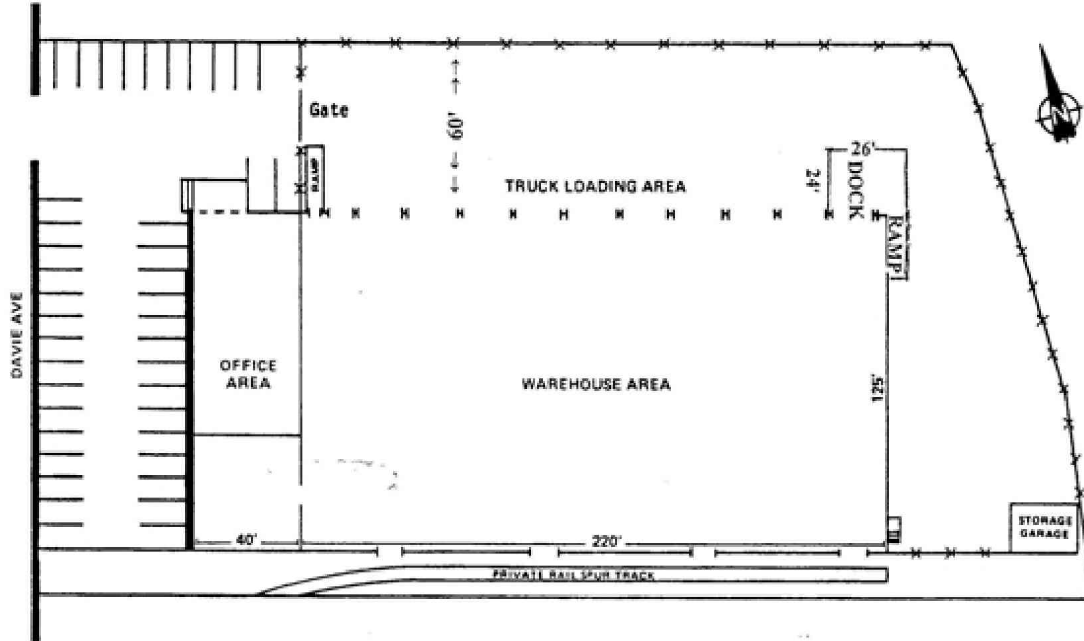
LEASE RENTAL \$ 14,950 /mo Gross 0.460 Net _____ Term 3-5 yrs w/CPI increases
 SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate Tax \$ 22,523.00 Yr 2008-2009
 Avail SF 32,500 Power A 600 V 480-480 Ø 3 W TBD
 Min. SF 32,500 Heat SPACE Cooling OTH PWR Notes VERIFY
 Land SF 78,400 Trk Hi Pos 12 Dim 20x10
 Const CTU Roof VERIFY Grd Lev Drs 1 Dim RAMP
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: _____
 Sprkd YES Min Clr Hgt 16 OFFICE DATA Ofc SF 3,200 # 6
 Pkg 40 Yard Yes-Fenced Yr Blt 1954 A/C Y Heat Y Fin Ofc Mezz SF TBD Incl in Avail SF N
 Thomas Bk Pg# 676-A3 Zone M2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE
 AGENT Gary J Herman, Jr. (213)747-6531 x318, Gary J Herman, Sr. Region C Listing # 1220386
(213)747-6531 x314 FIRMS.D. Herman Company 09/18/09
 FTFCF AP250N000S000/OAA Notes Lease Term: 3-5 yrs w/CPI increases. Lighting: Incandescent. Roof: Steel Beam, Bow Truss.

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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S.D. HERMAN CO.
EXCLUSIVE AGENT



2054 DAVIE AVE., COMMERCE, CA

