

# INDUSTRIAL FOR LEASE

AVAIL SF: 24,000

TOTAL BLDG SF: 24,000



ADDRESS 2900 SUPPLY AV, COMMERCE CA ZIP 90040

**2 Block North Of 5 Frwy & 3 Blks East Of Garfield Ave.  
Fully Sprinklered Concrete Tilt Up Building  
1200 Amps 480 Volt 3 Phase Power Service  
Dock High & Ground Level Loading \* 40 Car Parking  
Fenced Yard \* Strip Fluorescent Lighting  
See Plat On Reverse Side**

LEASE RENTAL \$ 11,280 /mo Gross 0.470 Net \_\_\_\_\_ Term ACCEPTABLE TO OWNER  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ 10,765.00 Yr 2009-2010  
 Terms \_\_\_\_\_ Possession D-05/01/10  
 Avail SF 24,000 Dim IRR X IRR Power A 1200 V 480-480 Ø 3 W 4  
 Min. SF 24,000 Dim IRR X IRR Lighting VERIFY Heat NONE Cooling NONE PWR Notes VERIFY  
 Land SF 42,996 Dim IRR X IRR Trk Hi Pos 1 Dim 20X15  
 Const CTU Roof VERIFY Grd Lev Drs 2 Dim 12X12, 11X12 Well N  
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Rest Rms: M TBD W TBD  
 Sprkd YES Min Clr Hgt 14 OFFICE DATA Ofc SF 3,100 # 10 Rest Rms: M TBD W TBD  
 Pkg 40 Yard Yes-Fenced Yr Blt 1957 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N  
 Thomas Bk Pg# 676-B5 Zone M2CM 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 # 1227014  
(213)747-6531 x314 FIRMS.D. Herman Company 02/19/10  
 FTFCF AP250N000S000/AOAA Notes Occupied. Lease Terms: 5 Yrs W/CPI Increases. Sprinklered covered canopy at rear of building. Not included in bldg. sq. ft. \*lessee to verify all info. Truckwell: Yes.

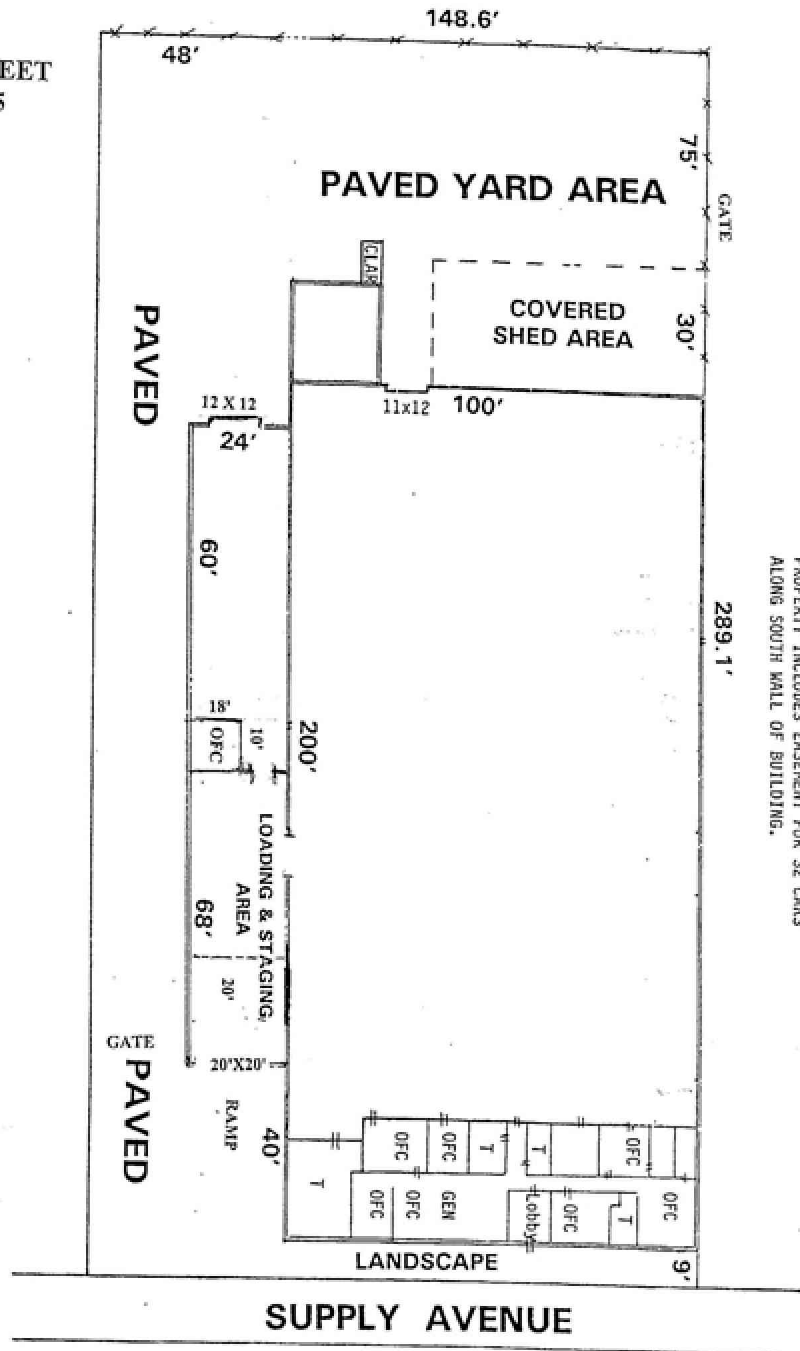
THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

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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# 2900 SUPPLY AVENUE COMMERCE 90040

EXCLUSIVE AGENT  
S.D HERMAN CO.  
1201 SOUTH OLIVE STREET  
LOS ANGELES, CA 90015  
(213) 747-6531  
(213) 747-4305 (FAX)



PROPERTY INCLUDES EASEMENT FOR 32 CARS  
ALONG SOUTH WALL OF BUILDING.