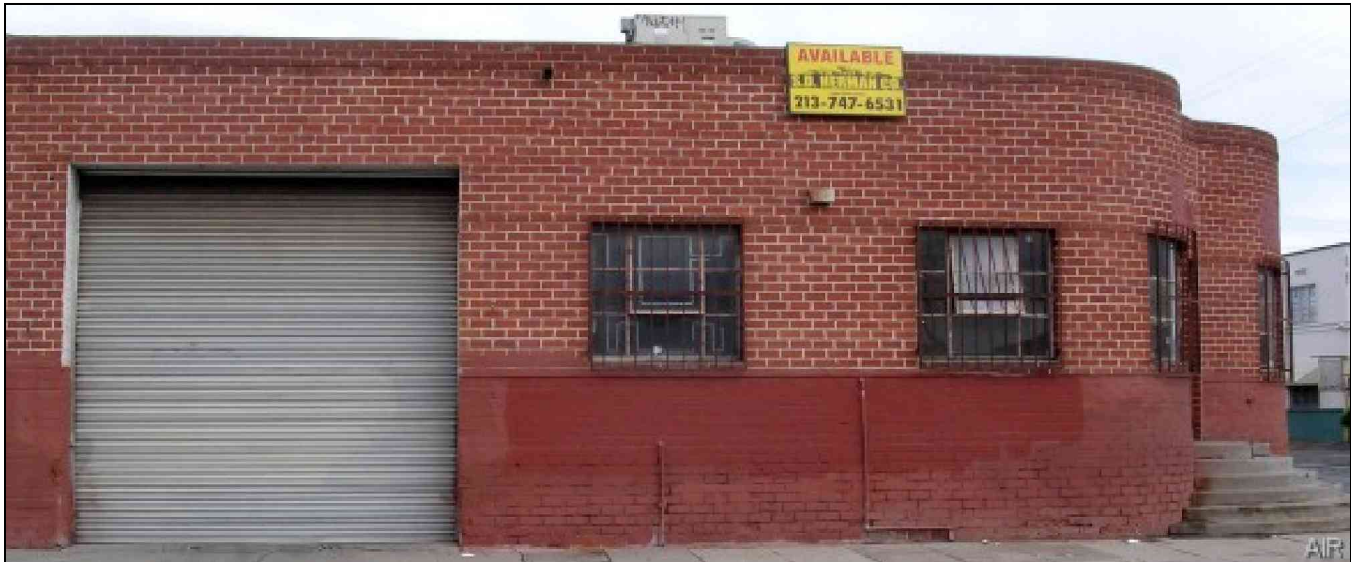


INDUSTRIAL FOR LEASE

AVAIL SF: 5,675

TOTAL BLDG SF: 10,925



ADDRESS 3547 E 16TH ST, LOS ANGELES CA ZIP 90023

- *5,675 Sq. Ft. Reinforced Brick Bldg***
- *Corner Location – 1/4 Mile to 5 Fwy***
- *Clear Space*Foil*Fluorescent Lighting***
- *Truck Hi and Ground Level Loading***
- *Immediate Possession***

LEASE RENTAL \$ 3,150 /mo Gross 0.555 Net _____ Term **3 Years W/ COLA'S**

SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate Tax \$ 3,928.00 Yr 2010-2011

Avail SF 5,675 Power A 200 V 120-240 Ø 3 W TBD

Min. SF 5,675 Heat MIXED Cooling MIXED PWR Notes VERIFY

Land SF 5,800 Truck Hi Pos 1 Dim Verify

Const MSNRY Roof VERIFY Grd Lev Drs 1 Dim Verify

Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 2

Sprinklered NO Min Clear Height 12 OFFICE DATA Office SF 425 # 2

Pkg 0 Yard No Yr Blt 1941 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N

Thomas Bk Pg# 675-C2 Zone M3 To Show Call Broker - FOR APPOINTMENT Sp. Feat. _____

AGENT Greg Herman (213)747-6531 x320 Region C Listing # 1250994

FIRMS.D. Herman Company 11/04/11

FTCF CB250N000S000/AOAA Notes Vacant. Lock Box: Front Door. Truckwell: Yes. All measurements are approximate. Lessee to verify all information.

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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