

# INDUSTRIAL

# FOR LEASE OR SALE

AVAIL SF: 6,710TOTAL BLDG SF: 6,710

ADDRESS

3629 E SLAUSON AV, MAYWOOD CA

ZIP

90270

**Located 1 Block East Of Maywood Avenue  
Renovations Just Completed  
Freestanding Brick Building  
Clear Span – Ground Level Loading  
Strip Fluorescent Lighting – 1 Ph & 3 Ph Power**

LEASE RENTAL \$ 3,355 /mo Gross 0.500 Net \_\_\_\_\_ Term 3-5 Yrs W/ CPI increases  
 SALE PRICE \$ 500,000 Price/SF \$ 74.52 Possession COE Tax \$ TBD Yr 2010-2011  
 Avail SF 6,710 Power A 100 V 240-240 Ø 3 W 4  
 Min. SF 6,710 Heat VERIFY Cooling VERIFY PWR Notes VERIFY  
 Land SF 7,623 Trk Hi Pos 0 Dim \_\_\_\_\_  
 Const VERIFY Roof VERIFY Grd Lev Drs 1 Dim 12x14  
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: \_\_\_\_\_  
 Sprkd NO Min Clr Hgt 12 OFFICE DATA Ofc SF 500 # 3  
 Pkg 0 Yard No Yr Blt 1932 A/C TBD Heat TBD Fin Ofc Mezz SF 0 Incl in Avail SF N  
 Thomas Bk Pg# 675-C5 Zone MYCM To Show Lock Box - VERIFY Sp. Feat. FREE  
 AGENT Gary J Herman, Sr. (213)747-6531 x314, Gary J Herman, Jr. Region C Listing # 1226549  
(213)747-6531 x318 FIRMS.D. Herman Company 02/05/10  
 FTFCF AP250N000S300/AOAA Notes Lock Box. Lease Terms: 3-5 Yrs W/ CPI increases. 2nd power panel: 100A, 240V, 1P, 1W

**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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