

INDUSTRIAL FOR LEASE OR SALE

AVAIL SF: 6,710

TOTAL 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 ACCEPTABLE TO OWNER
 SALE PRICE \$ 500,000 Price/SF \$ 74.52 Tax \$ TBD Yr 2010-2011
 Terms ACCEPTABLE TO OWNER / SEE NOTES Possession COE
 Avail SF 6,710 Dim IRR X IRR Power A 100 V 240-240 Ø 3 W 4
 Min. SF 6,710 Dim IRR X IRR Lighting VERIFY Heat VERIFY Cooling VERIFY PWR Notes VERIFY
 Land SF 7,623 Dim IRR X IRR Trk Hi Pos 0 Dim _____
 Const VERIFY Roof VERIFY Grd Lev Drs 1 Dim 12x14 Well N
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Rest Rms: M TBD W TBD
 Sprkd NO Min Clr Hgt 12 OFFICE DATA Ofc SF 500 # 3 Rest Rms: M TBD W TBD
 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 S.D. Herman Company 02/05/10
 FTCF AP250N000S250/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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