

INDUSTRIAL FOR LEASE

AVAIL SF: 27,744

TOTAL BLDG SF: 52,760



ADDRESS 4200 CHARTER ST, VERNON CA ZIP 90058

27,744 Sq. Ft. Sprinklered CTU Building
Ideal For Manufacturing, Warehousing & Distribution
8 Truck High Loading Positions
Foil Ceiling & Strip Fluorescent Lighting

LEASE RENTAL \$ 13,733 /mo Gross 0.495 Net _____ Term 3-5 Years W/COLA'S
SALE PRICE \$ NFS Price/SF \$ _____ Possession D-10/01/09 Tax \$ 16,668.00 Yr 2008-2009
Avail SF 27,744 Power A 400 V 120-208 Ø 3 W TBD
Min. SF 27,744 Heat NONE Cooling NONE PWR Notes VERIFY
Land SF 32,314 Truck Hi Pos 8 Dim 4-20X10
Const CTU Roof VERIFY Grd Lev Drs 0 Dim _____
Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: _____
Sprinklered YES Min Clear Height 17 OFFICE DATA Office SF 2,000 # 4
Pkg 16 Yard Yes-Fenced Yr Blt 1963 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
Thomas Bk Pg# 675-B3 Zone VEM To Show Call Broker - FOR APPOINTMENT Sp. Feat. _____
AGENT Gary J Herman, Sr. (213)747-6531 x314, Greg Herman Region C Listing # 1218893
(213)747-6531 x320 FIRMS.D. Herman Company 08/14/09
FTCF CB250N000S000/AOAA Notes Lease Terms: 3-5 Years W/COLA'S. Warehouse parcel tax not included. All measurements are approximate. Lessee to verify all info.

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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