

INDUSTRIAL FOR LEASE

AVAIL SF: 25,265TOTAL BLDG SF: 43,574ADDRESS 4230 CHARTER ST, VERNON CA ZIP 90058

Excellent MFG / Distribution Facility 20' Ceiling Clearance 2 Truck Hi Loading Positions – Truck Indenture 2,000 Sq Ft Office Showroom

LEASE RENTAL \$ 12,000 /mo Gross 0.475 Net _____ Term 5 Years w/COLAS
SALE PRICE \$ NFS Price/SF \$ _____ Possession D-08/01/11 Tax \$ 24,566.00 Yr 2010-2011
Avail SF 25,265 Power A 600 V 240-240 Ø 3 W TBD
Min. SF 25,265 Heat NONE Cooling NONE PWR Notes VERIFY
Land SF POL Truck Hi Pos 2 Dim (1)10x14; (1)10x10
Const CTU Roof STB Grd Lev Drs 0 Dim _____
Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 3
Sprinklered YES Min Clear Height 20 OFFICE DATA Office SF 2,000 # 4
Pkg 30 Yard Yes Yr Blt 1962 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
Thomas Bk Pg# 675-B3 Zone MV To Show Call Broker - FOR APPOINTMENT Sp. Feat. _____
AGENT Greg Herman (213)747-6531 x320, Gary J Herman, Sr. Region C Listing # 1245251
(213)747-6531 x314 FIRMS.D. Herman Company 05/27/11
FTCF CB250N000S000/AOAA Notes Lessee is responsible for warehouse. Parcel tax; If warehouse. Parcel tax; If warehouse. Occupancy; 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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