

INDUSTRIAL FOR LEASE

AVAIL SF: 26,700

TOTAL BLDG SF: 26,700



ADDRESS 4584 E 50TH ST, VERNON CA ZIP 90058

**Located 2 Blks S. Of District Blvd. At Corona Ave.
Fully Sprinklered CTU Building
Dock Hi Loading For 10 Trucks Plus Ground Level Ramp
Air Conditioned Offices – Strip Fluorescent Lighting
600 AMP 3PH Pwr – Foil – Skylights**

LEASE RENTAL \$ 12,015 /mo Gross 0.450 Net _____ Term 5 Years W/ COLA's
 SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate Tax \$ 11,514.00 Yr 2010-2011
 Avail SF 26,700 Power A 600 V 240-240 Ø 3 W TBD
 Min. SF 26,700 Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF 39,640 Truck Hi Pos 10 Dim See Notes
 Const CTU Roof VERIFY Grd Lev Drs 0 Dim Ramp
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: _____
 Sprinklered YES Min Clear Height 15 OFFICE DATA Office SF 1,600 # 6
 Pkg 12 Yard No Yr Blt 1957 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 675-C4 Zone MV To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE
 AGENT Gary J Herman, Jr. (213)747-6531 x318, Gary J Herman, Sr. Region C Listing # 1236707
(213)747-6531 x314 FIRMS.D. Herman Company 10/15/10
 FTCF CB250N000S000/AOAA Notes Add'l Open Ceiling Rooms Of Approx 1,600 Sq. Feet Located On West Wall Of
Whse Area. Min Clr Hgt Is 15' To 18.6': Lessee To Verify All Information. Special Features: Free Standing Building. Trk Hi
Dim:5-16'x13';1-15'6"x16'6".

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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