

INDUSTRIAL FOR LEASE

AVAIL SF: 40,000

TOTAL BLDG SF: 40,000



ADDRESS 5500 W 83RD ST, LOS ANGELES CA ZIP 90045

40,000 Sq. Ft. Free Standing CTU Building
Easy Access To 405 Fwy, LAX And Westside
Truck Hi And Ground Level Loading
42 Car Parking – Fenced Yard
Fire Sprinklered

LEASE RENTAL \$ 18,000 /mo Gross 0.450 Net _____ Term 3-5 Years W/COLA'S
 SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate Tax \$ 12,835.00 Yr 2009-2010
 Avail SF 40,000 Power A 2000 V 120-240 Ø 3 W 4
 Min. SF 40,000 Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF 68,827 Trk Hi Pos 5 Dim (2)19X10, (1)13X10
 Const CTU Roof VERIFY Grd Lev Drs 2 Dim (1)9X8, (1)12X12
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 4
 Sprkd YES Min Clr Hgt 14 OFFICE DATA Ofc SF 5,000 # TBD
 Pkg 42 Yard Yes-Fncd/Pvd Yr Blt 1960 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 703-A2 Zone M2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE, YARD
 AGENT Greg Herman (213)747-6531 x320, Gary J Herman, Sr. Region W Listing # 1233487
(213)747-6531 x314 FIRMS.D. Herman Company 07/16/10
 FTFC CB250N000S000/AOAA Notes Lease Terms: 3-5 Years. W/COLA'S. Possession: 45 days notice. Lessee to verify all information. All dimensions are approximate. Sp. Feat: Free Standing Building & Paved Yard-Excess Of Parking.

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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