

INDUSTRIAL FOR LEASE

AVAIL SF: 18,000

TOTAL BLDG SF: 18,000



ADDRESS 6021 SCOTT WY, COMMERCE CA ZIP 90040

Located between Eastern & Garfield 1 Blk N. of Randolph
Heavy Power – 600 AMP 480 Volt 3 Phase
4 Dock High Positions – 21 Car Parking
17' CLR – 18,000 SQ.FT. Tilt-Up
6 Months 1/2 Rent with a 3 Year Lease

LEASE RENTAL \$ 8,820 /mo Gross 0.490 Net _____ Term 3-5 Years
SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate Tax \$ TBD Yr 2011-2012
Avail SF 18,000 Power A 600 V 480-480 Ø 3 W 3
Min. SF 18,000 Heat NONE Cooling NONE PWR Notes VERIFY
Land SF POL Truck Hi Pos 2 Dim 12x16
Const CTU Roof LAM Grd Lev Drs 0 Dim _____
Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 4
Sprinklered NO Min Clear Height 17 OFFICE DATA Office SF 1,000 # 1
Pkg 21 Yard No Yr Blt 1967R04 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
Thomas Bk Pg# 675-H7 Zone M2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE
AGENT Robert Levenstein (213)747-6531 x312 Region C Listing # 1248981
FIRMS.D. Herman Company 09/09/11
FTCF CB250N000S000/OAA Notes Six Months 1/2 Rent on 3 year lease. Sp.Feat: Free Standing Building. S.D. Herman
Co. does not warrant the information contained herein. Lessee to verify all details.

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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