

INDUSTRIAL FOR LEASE

AVAIL SF: 6,000

TOTAL BLDG SF: 6,000



ADDRESS 608 S ANDERSON ST, LOS ANGELES CA ZIP 90023

2 Blocks N. of 7th St / 6 Blocks E. of Santa Fe Ave
Close to 5, 10, 60 & 101 Freeways
A/C & Heated Offices * Strip Fluorescent Lighting
Dock High Loading with Interior Well

LEASE RENTAL \$ 3,450 /mo Gross 0.575 Net _____ Term 3-5 Years w/ CPI Inc.
 SALE PRICE \$ NFS Price/SF \$ _____ Possession I30 Tax \$ 3,360.00 Yr 2011-2012
 Avail SF 6,000 Power A 200 V 120-240 Ø 1 W TBD
 Min. SF 6,000 Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF 6,000 Truck Hi Pos 1 Dim 15x12
 Const BK Roof WDB Grd Lev Drs 0 Dim _____
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 2
 Sprinklered NO Min Clear Height 12 OFFICE DATA Office SF 580 # 3
 Pkg 0 Yard No Yr Blt 1922 A/C Y Heat Y Fin Ofc Mezz SF 580 Incl in Avail SF Y
 Thomas Bk Pg# 634-J5 Zone M2 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 # 1253022
(213)747-6531 x314 FIRMS.D. Herman Company 01/13/12
 FTCTF CB250N000S000/AOAA Notes Special Features: Free Standing Building. To show: North 1/2 of 608-616 S. Anderson
Occupied - Call broker.

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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