

# INDUSTRIAL FOR LEASE

AVAIL SF: 6,000

TOTAL BLDG SF: 12,000



ADDRESS 616 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 Immediate Tax \$ 3,360.00 Yr 2011-2012  
 Avail SF 6,000 Power A 800 V 480-480 Ø 3 W TBD  
 Min. SF 6,000 Heat NONE Cooling NONE PWR Notes VERIFY  
 Land SF 11,761 Truck Hi Pos 0 Dim \_\_\_\_\_  
 Const BRK Roof WDF Grd Lev Drs 1 Dim 8x12  
 Rail NONE Unfin Ofc Mezz SF TBD Incl in Avail SF N Restrooms: 2  
 Sprinklered NO Min Clear Height 12 OFFICE DATA Office SF 550 # 3  
 Pkg 0 Yard No Yr Blt 1922 A/C Y Heat Y Fin Ofc Mezz SF TBD Incl in Avail SF N  
 Thomas Bk Pg# 634-J5 Zone M2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. \_\_\_\_\_  
 AGENT Gary J Herman, Jr. (213)747-6531 x318, Gary J Herman, Sr. Region C Listing # 1253001  
(213)747-6531 x314 FIRMS.D. Herman Company 01/13/12  
 FTFC CB250N000S000/AOAA Notes Vacant - Lock Box - Call broker for combo.

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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