

INDUSTRIAL

FOR LEASE OR SALE

AVAIL SF: 40,000

TOTAL BLDG SF: 40,000



ADDRESS 6423 BANDINI BL, COMMERCE CA ZIP 90040

**40,000 Sq. Ft. Freestanding CTU
MFG / Distribution Building
Truck Hi & Ground Level Loading
7,300 Sq. Ft. Covered Storage At Rear of Bldg.
Large Fenced Yard * 2 Street Access To Bandini & 26th
Quick Access To #5 Freeway * Garfield On/Off Ramps**

LEASE RENTAL \$ 13,600 /mo Gross 0.340 Net _____ Term 5 Years With COLA's
 SALE PRICE \$ 3,180,000 Price/SF \$ 79.50 Possession Immediate Tax \$ 18,476.00 Yr 2011-2012
 Avail SF 40,000 Power A 400 V 480-480 Ø 3 W 3
 Min. SF 40,000 Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF 89,298 Truck Hi Pos 1 Dim _____
 Const CTU Roof VERIFY Grd Lev Drs 4 Dim 11 X 14
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: _____
 Sprinklered YES Min Clear Height 16 OFFICE DATA Office SF 3,500 # 7
 Pkg 40 Yard Yes-Fenced Yr Blt 1957 A/C Y Heat Y Fin Ofc Mezz SF 600 Incl in Avail SF N
 Thomas Bk Pg# 675-J5 Zone M2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE
 AGENT Greg Herman (213)747-6531 x320, Gary J Herman, Sr. Region C Listing # 1206927
(213)747-6531 x314 FIRMS.D. Herman Company 02/03/12R
 FTFCF AP250N000S250/AOAA Notes Covered exterior truck well. All measurements are approximate. Lessee to verify all information. Special Features: Extra Land, Free Standing Bldg. 2nd Pwr Pnl: 400A, 200-240 V, 1P.

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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