

# INDUSTRIAL FOR LEASE

AVAIL SF: 4,900

TOTAL BLDG SF: 4,900



ADDRESS 649 ANDERSON ST, LOS ANGELES CA ZIP 90023

**Excellent Manufacturing Building  
Good Local Labor Supply  
Close To Four Freeways**

LEASE RENTAL \$ 3,200 /mo Gross 0.653 Net \_\_\_\_\_ Term ACCEPTABLE TO OWNER  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ TBD Yr 2009-2010  
 Terms \_\_\_\_\_ Possession Immediate  
 Avail SF 4,900 Dim IRR X IRR Power A 200 V 240-240 Ø 3 W TBD  
 Min. SF 4,900 Dim IRR X IRR Lighting VERIFY Heat NONE Cooling NONE PWR Notes VERIFY  
 Land SF 5,706 Dim IRR X IRR Trk Hi Pos 0 Dim \_\_\_\_\_  
 Const MSNRY Roof VERIFY Grd Lev Drs 2 Dim 8X10 Well N  
 Rail NONE Unfin Ofc Mezz SF TBD Incl in Avail SF N Rest Rms: M TBD W TBD  
 Sprkd NO Min Clr Hgt 15 OFFICE DATA Ofc SF 350 # 3 Rest Rms: M TBD W TBD  
 Pkg 2 Yard Yes-Fenced Yr Blt 1923 A/C N Heat N Fin Ofc Mezz SF TBD Incl in Avail SF N  
 Thomas Bk Pg# 634-J6 Zone M2LA To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE  
 AGENT Bill Pindler (213)747-6531 x326 Region C Listing # 1215194  
 FIRMS S.D. Herman Company 05/29/09  
 FTFC AP300N000S000/AOAA Notes Lease Terms: 3 Years + C.O.L. Verify all power info. Option to purchase to qualified tenant. Lic # 00380266.

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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