

INDUSTRIAL FOR LEASE

AVAIL SF: 5,850

TOTAL BLDG SF: 5,850



ADDRESS 661 S ANDERSON ST, LOS ANGELES CA ZIP 90023

**5 Blocks E. Of Santa Fe Ave. - 1 Blk N. Of 7th Street
 Newly Rebuilt 1 Story Ground Level Brick Building
 -Clear Span-
 A/C & Heated Offices – Strip Fluorescent Lighting
 Clarifier * 200 AMP 3 Phase 4 Wire Power Service**

LEASE RENTAL \$ 3,500 /mo Gross 0.598 Net _____ Term 3-5 Yrs W/CPI Increases
 SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate Tax \$ 1,294.00 Yr 2008-2009
 Avail SF 5,850 Power A 200 V 120-240 Ø 3 W 4
 Min. SF 5,850 Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF 6,750 Trk Hi Pos 0 Dim _____
 Const BRK Roof VERIFY Grd Lev Drs 2 Dim 12X12, 9X9
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: _____
 Sprkd NO Min Clr Hgt 12 OFFICE DATA Ofc SF 600 # 2
 Pkg 0 Yard No Yr Blt 1926R09 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 634-J6 Zone M2 To Show Open - CALL BROKER Sp. Feat. FREE
 AGENT Gary J Herman, Jr. (213)747-6531 x318 Region C Listing # 1219580

FIRMS.D. Herman Company 08/28/09
 FTCF CB250N000S000/AOAA Notes Lease Terms: 3-5 Yrs W/CPI Increases. Adj.. Can be combined with 657 S. Anderson Street. Truckwell: Yes. Sp. Feat: Clarifier. Flourescent Lighting. Restrooms: 1/M 1/F ; Warehouse Restrooms: TBD/Male TBD/Female.

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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