

INDUSTRIAL FOR SALE

AVAIL SF: 121,160

TOTAL BLDG SF: 121,160



ADDRESS 6905 ACCO ST, MONTEBELLO CA ZIP 90640

One Blk N Of Washington Blvd. @ Vail & Acco
50,772 Sq. Ft. Avail Now – 34,800 Avail 4/1/10
35,588 SF. Leased Thru 1/14/12 @ \$18,175 W/ Annual Adj.
Heavy Power – 1,200 & 800 AMP 277/480 Volt Panels
New 17,000 SF. Concrete Loading Apron
Completely Refurbished In 2005

LEASE RENTAL \$ NFL /mo Gross Net 0.000 Term
 SALE PRICE \$ 8,950,000 Price/SF \$ 73.87 Tax \$ 109,378.00 Yr 2008-2009
 Terms ACCEPTABLE TO OWNER / SEE NOTES Possession COE
 Avail SF 121,160 Dim IRR X IRR Power A 1200 v 277-480 Ø 3 W 4
 Min. SF 121,160 Dim IRR X IRR Lighting VERIFY Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF 193,050 Dim IRR X IRR Trk Hi Pos 11 Dim Varies
 Const CTU Roof VERIFY Grd Lev Drs 1 Dim 12X14 Well N
 Rail NONE Unfin Ofc Mezz SF TBD Incl in Avail SF N Rest Rms: M TBD W TBD
 Sprkd YES Min Clr Hgt 19 OFFICE DATA Ofc SF 6,738 # TBD Rest Rms: M TBD W TBD
 Pkg 121 Yard Yes-Fenced Yr Blt 1968 A/C Y Heat Y Fin Ofc Mezz SF 480 Incl in Avail SF N
 Thomas Bk Pg# 674-C4 Zone M2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE
 AGENT Paul Herman (213)747-6531x321, Greg Herman (213)747-6531 Region C Listing # 1215573
x320 FIRMS.D. Herman Company 06/05/09
 FTFCF AP000N000S200/AOAA Notes Sale Terms: All Cash Upon C.O.E. All measurements are approximate. Buyer to verify all information. Lic # 01001356, 01398183.

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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