

# INDUSTRIAL FOR LEASE

AVAIL SF: 19,200

TOTAL BLDG SF: 48,000



ADDRESS 7401 TELEGRAPH RD UNIT Rear, MONTEBELLO CA ZIP 90640

**19,200 Sq. Ft. Manufacturing or Warehousing**  
**#5 Santa Ana Frwy Access (Garfield or Slauson)**  
**600 Amp 480 Volt Electric Service**  
**3 Large Truck Loading Doors**  
**9,000 Sq. Ft. Fenced Rear Yard**

LEASE RENTAL \$ 6,528 /mo Gross 0.340 Net \_\_\_\_\_ Term 3-5 Years with COLA'S  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Possession I30 Tax \$ 9,176.00 Yr 2011-2012  
 Avail SF 19,200 Power A 600 V 277-480 Ø 3 W 4  
 Min. SF 19,200 Heat NONE Cooling NONE PWR Notes VERIFY  
 Land SF POL Truck Hi Pos 0 Dim \_\_\_\_\_  
 Const MTL Roof STB Grd Lev Drs 3 Dim 14x14  
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 1  
 Sprinklered NO Min Clear Height 14 OFFICE DATA Office SF 600 # 2  
 Pkg 10 Yard Yes-Fenced Yr Blt 1969 A/C N Heat N Fin Ofc Mezz SF 0 Incl in Avail SF N  
 Thomas Bk Pg# 676-B6 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 # 1248393  
(213)747-6531 x314 FIRMS.D. Herman Company 08/26/11  
 FTFCF AP250N000S000/AOAA Notes Open Monday thru Friday, 7:30am - 4:30pm. 7401 rear & 7403 adjacent and can be leased as 45,200 sq. ft.

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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