

INDUSTRIAL FOR LEASE

AVAIL SF: 26,000

TOTAL BLDG SF: 26,000



ADDRESS 7403 TELEGRAPH RD, MONTEBELLO CA ZIP 90640

Located On Telegraph Road Between Garfield & Greenwood
Two 5-Ton Bridge Cranes
800 Amps 480 Volt Power Service
18-25 Ft. Ceiling Clearance * Mercury Vapor Lights
12,000 Sq. Ft. Yard + Parking

LEASE RENTAL \$ 10,920 /mo Gross 0.420 Net _____ Term 3-5 Years
 SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate Tax \$ 12,363.00 Yr 2010-2011
 Avail SF 26,000 Power A 800 V 480-480 Ø 3 W 4
 Min. SF 26,000 Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF POL Truck Hi Pos 0 Dim _____
 Const MTL Roof VERIFY Grd Lev Drs 2 Dim 14x18
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: _____
 Sprinklered NO Min Clear Height 18 OFFICE DATA Office SF 2,200 # 9
 Pkg 10 Yard Yes Yr Blt 1960 A/C Y Heat Y Fin Ofc Mezz SF 800 Incl in Avail SF N
 Thomas Bk Pg# 676-B6 Zone M2 To Show Lock Box - VERIFY Sp. Feat. CRNS, FREE
 AGENT Gary J Herman, Jr. (213)747-6531 x318, Gary J Herman, Sr. Region C Listing # 1226107
(213)747-6531 x314 FIRMS.D. Herman Company 08/26/11R
 FTFC AP250N000S000/AOAA Notes Ceiling Height: 18-25. Special Features: Crane.

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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