

# INDUSTRIAL FOR LEASE

AVAIL SF: 19,300

TOTAL BLDG SF: 19,300



ADDRESS 832 E 60TH ST, LOS ANGELES CA ZIP 90001

**19,300 Sq. Ft. Warehouse / Manufacturing Building**  
**Located 1 Blk. E. Of Avalon Blvd 2 Blks. So. Of Slauson**  
**New Offices And Bathrooms**  
**Business Improvement District/Enterprise Zone Benefits**  
**Immediate Possession**

LEASE RENTAL \$ 6,755 /mo Gross 0.350 Net \_\_\_\_\_ Term Acceptable To Owner  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Possession Immediate Tax \$ 5,588.00 Yr 2010-2011  
 Avail SF 19,300 Power A 200 V 120-240 Ø 3 W TBD  
 Min. SF 19,300 Heat NONE Cooling NONE PWR Notes VERIFY  
 Land SF 20,000 Truck Hi Pos 1 Dim 18X14  
 Const MIX Roof VERIFY Grd Lev Drs 1 Dim 8X12  
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: \_\_\_\_\_  
 Sprinklered NO Min Clear Height 14 OFFICE DATA Office SF 1,200 # 3  
 Pkg 6 Yard No Yr Blt 1923 A/C N Heat N Fin Ofc Mezz SF 0 Incl in Avail SF N  
 Thomas Bk Pg# 674-E6 Zone M2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE  
 AGENT Greg Herman (213)747-6531 x320 Region C Listing # 1238001  
 FIRMS S.D. Herman Company 11/19/10  
 FTCF AP250N000S000/AOAA Notes Occupied. Lessee to verify all information. All dimensions are approximate.  
 Truckwell: Yes. Construction Type: Brick, Metal (General Case). Sp. Feat: Free Standing Building.

**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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