

INDUSTRIAL FOR SALE

AVAIL SF: 2,425

TOTAL BLDG SF: 13,900



ADDRESS 884 W PALOMARES AV, LA VERNE CA ZIP 91750

5 Min. So. Of 210 Fwy-Between Arrow Hwy & Foothill Blvd
2,425 Sq. Ft. Industrial Condo Built In 2007
Well Appointed Offices W/Extensive Data Network Wiring
Skylights-Foil Insulation – Energy Efficient Lighting

LEASE RENTAL \$ NFL /mo Gross _____ Net 0.000 Term _____
 SALE PRICE \$ 465,000 Price/SF \$ 191.75 Tax \$ TBD Yr 2009-2010
 Terms ACCEPTABLE TO OWNER / SEE NOTES Possession COE
 Avail SF 2,425 Dim IRR X IRR Power A 100 v 277-480 Ø 3 W 4
 Min. SF 2,425 Dim IRR X IRR Lighting VERIFY Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF POL Dim IRR X IRR Trk Hi Pos 0 Dim _____
 Const VERIFY Roof VERIFY Grd Lev Drs 1 Dim 12x13 Well N
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Rest Rms: M TBD W TBD
 Sprkd YES Min Clr Hgt 18 OFFICE DATA Ofc SF 375 # 2 Rest Rms: M TBD W TBD
 Pkg 5 Yard No Yr Blt 2007 A/C Y Heat Y Fin Ofc Mezz SF 425 Incl in Avail SF N
 Thomas Bk Pg# 600-E2 Zone PID To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE
 AGENT Paul Herman (213)747-6531x321 Region E Listing # 1220285
 FIRMS S.D. Herman Company 09/11/09
 FTCAF AP000N000S250/AOAA Notes Occupied. Agent does not warrant the information contained herein. Buyer to verify all info.

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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