

INDUSTRIAL FOR LEASE

AVAIL SF: 6,000

TOTAL BLDG SF: 12,275



ADDRESS 1242 VALENCIA ST, LOS ANGELES CA ZIP 90015

6,000 Sq. Ft. Secure Warehouse/ Manufacturing Building
60' Wide Clear Space Warehouse
Large 14' X 10' Ground Level Loading Door
Immediate Possession

LEASE RENTAL \$ 4,290 /mo Gross 0.715 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 1,445.00 Yr 2008-2009
 Terms _____ Possession Immediate
 Avail SF 6,000 Dim IRR X IRR Power A 100 V 120-240 Ø 3 W 4
 Min. SF 6,000 Dim IRR X IRR Lighting VERIFY Heat VERIFY Cooling VERIFY PWR Notes VERIFY
 Land SF 6,000 Dim IRR X IRR Trk Hi Pos 0 Dim _____
 Const MSNRY Roof VERIFY Grd Lev Drs 1 Dim _____ Well N
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Rest Rms: M TBD W TBD
 Sprkd NO Min Clr Hgt 12 OFFICE DATA Ofc SF 150 # TBD Rest Rms: M TBD W TBD
 Pkg _____ Yard No Yr Blt 1925 A/C TBD Heat TBD Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 634-C5 Zone CM2 To Show Lock Box - VERIFY Sp. Feat. _____
 AGENT Greg Herman (213)747-6531 x320 Region C Listing # 1203775
 FIRMS S.D. Herman Company 10/24/08
 FTCF AP250N000S000/AOAA Notes Vacant. Lockbox-Front Door. No. of Offices: 1. All measurements are approximate.
 Lessee to verify all information. Lic # 01001356.

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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