

# INDUSTRIAL FOR LEASE

AVAIL SF: 1,100

TOTAL BLDG SF: 12,275



ADDRESS 1433 W PICO BL, LOS ANGELES CA ZIP 90015

**Warehouse – Retail – Office – Wholesale**  
**Pico Bl. Between Valencia & Albany**  
**Close To Convention Center – Staples Center – L.A. Live**  
**High Ceiling – Skylight – New Central A/C**  
**Immediate Possession**

LEASE RENTAL \$ 1,650 /mo Gross 1,500 Net \_\_\_\_\_ Term ACCEPTABLE TO OWNER  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ 254.00 Yr 2008-2009  
 Terms \_\_\_\_\_ Possession Immediate  
 Avail SF 1,100 Dim IRR X IRR Power A 100 V 120-240 Ø 3 W 4  
 Min. SF 1,000 Dim IRR X IRR Lighting VERIFY Heat VERIFY Cooling VERIFY PWR Notes VERIFY  
 Land SF POL 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 0 # TBD Rest Rms: M TBD W TBD  
 Pkg \_\_\_\_\_ Yard No Yr Blt 1921R08 A/C TBD Heat TBD Fin Ofc Mezz SF 0 Incl in Avail SF N  
 Thomas Bk Pg# 634-C5 Zone CM To Show Call Broker - FOR APPOINTMENT Sp. Feat. \_\_\_\_\_  
 AGENT Greg Herman (213)747-6531 x320 Region C Listing # 1212282  
 FIRMS S.D. Herman Company 04/03/09  
 FTCTF AP250N000S000/AOAA Notes Lease Terms: 1-3 Years With COLA'S. Grd. Lev. Drs: 1 @ 3X7. All measurements are approximately. 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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