

# INDUSTRIAL FOR SALE

AVAIL SF: 9,800

TOTAL BLDG SF: 9,800



ADDRESS 417 W PICO BL, LOS ANGELES CA ZIP 90015

**Located On Pico Blvd - Between Grand And Hope  
Rare Free Standing Building In South Park  
Close To Staples Center LA Live LA Conv Ctr  
400 Amp Pwr Ground Level Loading Skylights**

LEASE RENTAL \$ NFL /mo Gross 0.000 Net 0.000 Term 2007-2008  
 SALE PRICE \$ 2,851,200 Price/SF \$ 290.94 Tax \$ 4,143.00 Yr 2007-2008  
 Terms ACCEPTABLE TO OWNER / SEE NOTES Possession COE  
 Avail SF 9,800 Dim IRR X IRR Power A 400 v 240-240 Ø 3 W 3  
 Min. SF 9,800 Dim IRR X IRR Lighting VERIFY Heat NONE Cooling NONE PWR Notes VERIFY  
 Land SF 9,504 Dim IRR X IRR Trk Hi Pos 0 Dim 16x12 Well N  
 Const MSNRY Roof VERIFY Grd Lev Drs 1 Dim 16x12 Well N  
 Rail NONE Unfin Ofc Mezz SF 930 Incl in Avail SF Y Rest Rms: M TBD W TBD  
 Sprkd NO Min Clr Hgt 12 OFFICE DATA Ofc SF 2,016 # TBD Rest Rms: M TBD W TBD  
 Pkg 0 Yard No Yr Blt \_\_\_\_\_ A/C TBD Heat TBD Fin Ofc Mezz SF TBD Incl in Avail SF N  
 Thomas Bk Pg# 634-E6 Zone LAR5 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE  
 AGENT Gary J Herman, Jr. (213)747-6531 x318 Region C Listing # 1201287  
 FIRMS S.D. Herman Company 09/12/08  
 FTFC CB000N000S250/AOAA Notes Sale Terms: Acceptable To Owner. Lic # 00845675.

**THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS**

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