

# INDUSTRIAL FOR SALE

AVAIL SF: 4,044

TOTAL BLDG SF: 4,044



ADDRESS 430 E VERNON AV, LOS ANGELES CA ZIP 90011

**Good Ground Floor Retail**  
**Two(2) Bedroom Apartments Two Bathrooms On Second Floor**  
**Fenced/Paved Yard**  
**Rear Alley Available**

LEASE RENTAL \$ NFL /mo Gross \_\_\_\_\_ Net 0.000 Term \_\_\_\_\_  
 SALE PRICE \$ 1,400,000 Price/SF \$ 346.19 Tax \$ TBD Yr 2008-2009  
 Terms ACCEPTABLE TO OWNER / SEE NOTES Possession COE  
 Avail SF 4,044 Dim IRR X IRR Power A 100 V 110-120 Ø 1 W TBD  
 Min. SF 4,044 Dim IRR X IRR Lighting VERIFY Heat TBD Cooling TBD PWR Notes VERIFY  
 Land SF 10,900 Dim IRR X IRR Trk Hi Pos 0 Dim \_\_\_\_\_  
 Const CTU Roof VERIFY Grd Lev Drs 1 Dim 12'x6' 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 10 OFFICE DATA Ofc SF 300 # TBD Rest Rms: M TBD W TBD  
 Pkg 16 Yard Yes-Fncd/Pvd Yr Blt 1962 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N  
 Thomas Bk Pg# 674-D3 Zone C2 To Show Open - CALL BROKER Sp. Feat. FREE, YARD  
 AGENT Bill Pindler (213)747-6531 x326 Region C Listing # 1200554  
 FIRMS S.D. Herman Company 08/22/08  
 FTFC AP000N000S250/AOAA Notes Terms: Cash or terms agreeable to seller. Open: M-F 10-2 PM, 4-6 PM. RR: M(1)  
F(1). Office RR: M(2) F(2). Excellent location for food caterer, food service and auto rental, etc. Bill Pindler's cell ph: (310)  
259-4332. No. Of Office: 1. Lic # 00380266

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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