

# INDUSTRIAL FOR LEASE

AVAIL SF: 30,000

TOTAL BLDG SF: 92,000



ADDRESS 7400 E SLAUSON AV, COMMERCE CA ZIP 90040

**Full Commission To Procuring Broker  
No Longer Term Commitments – Month To Month  
480 SQ FT Min.  
Full Security, Dead Storage  
24/7 Available**

LEASE RENTAL \$ 22,500 /mo Gross 0.750 Net \_\_\_\_\_ Term **ACCEPTABLE TO OWNER**  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ TBD Yr 2009-2010  
 Terms \_\_\_\_\_ Possession **Immediate**  
 Avail SF 30,000 Dim **IRR X IRR** Power A 200 V 220-220 Ø 3 W TBD  
 Min. SF 480 Dim **IRR X IRR** Lighting **VERIFY** Heat **VERIFY** Cooling **VERIFY** PWR Notes **VERIFY**  
 Land SF POL Dim **IRR X IRR** Trk Hi Pos 1 Dim \_\_\_\_\_  
 Const CTU 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 YES Min Clr Hgt 12 **OFFICE DATA** Ofc SF 0 # TBD Rest Rms: M TBD W TBD  
 Pkg 150 Yard Yes-Fenced Yr Blt 1960 A/C TBD Heat TBD Fin Ofc Mezz SF 0 Incl in Avail SF N  
 Thomas Bk Pg# 676-B7 Zone M2 To Show **Call Broker - FOR APPOINTMENT** Sp. Feat. \_\_\_\_\_  
 AGENT Robert Levenstein (213)747-6531 x312 Region C Listing # 1207539  
 FIRMS S.D. Herman Company 01/16/09  
 FTFC CB000N000S000 Notes Occupied. Lease Terms: Month To Month. Sprinkler: ORDHAZ. Call broker regarding commission. Commission is 50% of first month rent. No CAM Fees. Lic # 00855988.

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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