

# INDUSTRIAL FOR LEASE

AVAIL SF: 3,400

TOTAL BLDG SF: 18,000



ADDRESS 1630 S SOTO ST, LOS ANGELES CA ZIP 90023

## PICO BLVD & SOTO ST

**EXCELLENT WAREHOUSE/MANUFACTURING/DISTRIBUTION SPACE  
GATED PARKING \*\* EXTRA TRUCK PARKING AVAILABLE  
LARGE OPEN LAYOUT \*\* HIGH DOCK LOADING \*\* HIGH CEILING  
QUICK ACCESS TO DOWNTOWN LA FREEWAYS 5, 10, 60 & 101  
EASY TO SHOW**

LEASE RENTAL \$ 2,500 /mo Gross 0.735 Net \_\_\_\_\_ Term ACCEPTABLE TO OWNER  
SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Possession Immediate Tax \$ TBD Yr 2009-2010  
Avail SF 3,400 Power A 200 V 120-240 Ø 3 W \_\_\_\_\_  
Min. SF 3,400 Heat VERIFY Cooling VERIFY PWR Notes VERIFY  
Land SF 48,787 Truck Hi Pos 1 Dim \_\_\_\_\_  
Const BLK Roof VERIFY Grd Lev Drs 0 Dim \_\_\_\_\_  
Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 1  
Sprinklered NO Min Clear Height 16 OFFICE DATA Office SF 125 # 1  
Pkg 4 Yard Yes-Fncd/Pvd Yr Blt 1939 A/C \_\_\_\_\_ Heat \_\_\_\_\_ Fin Ofc Mezz SF 0 Incl in Avail SF N  
Thomas Bk Pg# 674-J1 Zone LAM3 To Show Call Broker - FOR APPOINTMENT Sp. Feat. XPKG,YARD  
AGENT Betty Kim (323)939-8585 Region C Listing # 2047  
FIRM Astro Realty  
FTCF CB250Y000S000/AOAA Notes ALL MEASUREMENTS APPROXIMATE. LESSEE TO VERIFY ALL INFORMATION.