

INDUSTRIAL FOR LEASE

AVAIL SF: 5,600

TOTAL BLDG SF: 5,600



ADDRESS 2146 SACRAMENTO ST, LOS ANGELES CA ZIP 90021

Santa Fe Ave & Sacramento St
Excellent Warehouse / Manufacturing Space
Clean & Bright Warehouse ** New Flooring In Office
Skylights ** High Dock Loading ** Easy Parking
Easy Access To Freeways 10, 5, 60 & 101
\$1,500 Broker Bonus for Deals Closed by 10/31/10

LEASE RENTAL \$ 3,200 /mo Gross 0.571 Net _____ Term Acceptable To Owner
 SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate Tax \$ TBD Yr 2009-2010
 Avail SF 5,600 Power A 400 V 240-240 Ø 3 W 4
 Min. SF 5,600 Heat TBD Cooling TBD PWR Notes VERIFY
 Land SF 11,200 Truck Hi Pos 1 Dim _____
 Const BRK Roof VERFY Grd Lev Drs 0 Dim _____
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: _____
 Sprinklered NO Min Clear Height 16 OFFICE DATA Office SF 650 # 3
 Pkg 6 Yard No Yr Blt 1923 A/C TBD Heat TBD Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 634-H7 Zone LAM3 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE
 AGENT Betty Kim (323)939-8585 Region C Listing # _____
 FIRM Astro Realty

FTCF CB250N000S000/AOAA Notes Call (310) 270-5088 for more info. All measurement approximate. Lessee to verify all information. Sp. Feat: Free Standing Building.

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.