

# INDUSTRIAL FOR LEASE

AVAIL SF: 16,900

TOTAL BLDG SF: 22,400



ADDRESS 2150 SACRAMENTO ST, LOS ANGELES CA ZIP 90021

**\$1,500 Broker Bonus For Deals Closed By 8/30/09**  
**Remodeled In 2009 \*\* Large Bright Open Layout**  
**Excellent Warehouse / Manufacturing Space**  
**Santa Fe Ave. & Sacramento St.**

**Skylights \*\* High Dock Loading \*\* Move In Ready \*\* Ample Parking**  
**Easy Access To Freeways 10, 5, 60 & 101**

LEASE RENTAL \$ 8,450 /mo Gross 0.500 Net \_\_\_\_\_ Term ACCEPTABLE TO OWNER  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ TBD Yr 2008-2009  
 Terms \_\_\_\_\_ Possession Immediate  
 Avail SF 16,900 Dim IRR X IRR Power A 400 V 240-240 Ø 3 W 4  
 Min. SF 16,900 Dim IRR X IRR Lighting VERIFY Heat VERIFY Cooling VERIFY PWR Notes VERIFY  
 Land SF 22,400 Dim IRR X IRR Trk Hi Pos 1 Dim \_\_\_\_\_  
 Const BRK Roof VERIFY Grd Lev Drs 0 Dim \_\_\_\_\_ 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 16 OFFICE DATA Ofc SF 2,445 # 9 Rest Rms: M TBD W TBD  
 Pkg 20 Yard No Yr Blt 1923 A/C Y Heat Y 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. \_\_\_\_\_  
 AGENT Betty Kim (323)939-8585 Region C Listing # \_\_\_\_\_  
 FIRM Astro Realty  
 FTCF CB250N000S000/AOAA Notes Lease Terms: Acceptable To Owner. Call (310)270-5088 For More Info. All  
measurements approximate. Lessee to verify all information. 20+ parking spaces in front of building. 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.