

INDUSTRIAL FOR LEASE

AVAIL SF: 20,700

TOTAL BLDG SF: 20,700



ADDRESS 2849 E PICO BL, LOS ANGELES CA ZIP 90023

\$1,500 Broker Bonus For Deals Closed By 4/15/2010

Pico Blvd. & Soto St.

**Clean Warehouse / Manufacturing Building,
2 High Dock Loading Positions ** Automatic Roll Up Doors**

Large Bright Open Layout ** Sprinklered

SUBMIT ALL OFFERS

LEASE RENTAL \$ 9,936 /mo Gross 0.480 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ TBD Yr 2009-2010
 Terms _____ Possession Immediate
 Avail SF 20,700 Dim IRR X IRR Power A 400 V 240-240 Ø 3 W 3
 Min. SF 20,700 Dim IRR X IRR Lighting VERIFY Heat TBD Cooling TBD PWR Notes VERIFY
 Land SF 23,278 Dim IRR X IRR Trk Hi Pos 2 Dim Verify
 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 YES Min Clr Hgt 16 OFFICE DATA Ofc SF 1,500 # TBD Rest Rms: M TBD W TBD
 Pkg 8 Yard No Yr Blt 1940 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 675-A1 Zone M3-2LA To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE
 AGENT Betty Kim (323)939-8585 Region C Listing # _____
 FIRM Astro Realty
 FTCF CB250Y000S000/AOAA Notes Lease Terms: Acceptable to Owner. Call (310) 270-5088 For More Info. All Measurements Approximate. Lessee To Verify All Information.

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.