

INDUSTRIAL FOR LEASE

AVAIL SF: 11,300

TOTAL BLDG SF: 38,149



ADDRESS 2860 E PICO BL, LOS ANGELES CA ZIP 90023

Pico Blvd & Soto St ** Renovated In 2005
Excellent Warehouse Or Manufacturing Building
2,500 SF Offices ** Drop Cords ** Fluorescent Lights
Fresh Paint ** New HVAC Offices ** Kitchen
Gated Parking Area ** Large Paved Yard
Easy Access To Downtown LA Freeways 5, 10, 60 & 101

LEASE RENTAL \$ 5,537 /mo Gross 0.490 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ TBD Yr 2009-2010
 Terms _____ Possession Immediate
 Avail SF 11,300 Dim IRR X IRR Power A 200 v _____ 120-240 ø 1 W 3
 Min. SF 11,300 Dim IRR X IRR Lighting VERIFY Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF POL Dim IRR X IRR Trk Hi Pos 0 Dim _____
 Const MIX Roof VERIFY Grd Lev Drs 2 Dim Verify 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 14 OFFICE DATA Ofc SF 2,500 # 7 Rest Rms: M TBD W TBD
 Pkg 25 Yard Yes-Fncd/Pvd Yr Blt 1952R05 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 675-A1 Zone M3,1 To Show Call Broker - FOR APPOINTMENT Sp. Feat. YARD
 AGENT Betty Kim (323)939-8585 Region C Listing # _____
 FIRM Astro Realty

FTCF CB250N000S000/AOAA Notes Call (310) 270-5088 for more info. All measurements are approximate. Lessee to verify all information. Ceiling clearance varies in office & warehouse. Extra parking in front of building. Sp. Feat: Paved Yard.
 Const: Concrete Tilt Up & Concrete Block.

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.