

INDUSTRIAL FOR LEASE

AVAIL SF: 26,940

TOTAL BLDG SF: 26,940



ADDRESS 3171 E 12TH ST, LOS ANGELES CA ZIP 90023

Pico Blvd & Grande Vista Ave
Excellent Warehouse Or Manufacturing Building
5 Dock High Loading Positions ** Ground Level Ramp
Large Open Layout ** Huge Parking Area
Heavy Power ** Fenced Yard
Close To Downtown LA

LEASE RENTAL \$ 13,470 /mo Gross 0.500 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ TBD Yr 2009-2010
 Terms _____ Possession Immediate
 Avail SF 26,940 Dim IRR X IRR Power A 400 V 240-240 Ø 3 W 4
 Min. SF 26,940 Dim IRR X IRR Lighting VERIFY Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF 45,737 Dim IRR X IRR Trk Hi Pos 5 Dim Verify
 Const BRK Roof VERIFY Grd Lev Drs 0 Dim Rear Ramp 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 3,300 # 8 Rest Rms: M TBD W TBD
 Pkg 36 Yard Yes-Fncd/Pvd Yr Blt 1951 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, YARD
 AGENT Betty Kim (323)939-8585 Region C Listing # 1222209
 FIRM Astro Realty 10/23/09

FTCF CB250Y000S000/AOAA Notes Lease Terms: Acceptable To Owner. Co-Listed with Dieter Tack (818) 715-0965
Adr/Preferred Business properties. All measurements approximate. Lessee to verify all information. 2nd Pwr. Pnl: 2000A,
277-480V. Sp. Feat: Free Standing Building. Total SF combined with 3181 E Pico Blvd.

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.
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