

# INDUSTRIAL FOR LEASE

AVAIL SF: 18,940

TOTAL BLDG SF: 26,940



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

**12TH ST. & GRANDE VISTA AVE.**

**\*\* 8,000 SF CONTIGUOUS UNIT NEXT DOOR ALSO AVAILABLE \*\***

**EXCELLENT WAREHOUSE OR MANUFACTURING BUILDING**

**HIGH DOCK LOADING \*\* GROUND LEVEL RAMP**

**LARGE OPEN LAYOUT**

**HUGE PARKING AREA \*\* CLOSE TO DOWNTOWN LA**

LEASE RENTAL \$ 9,470 /mo Gross 0.500 Net \_\_\_\_\_ Term ACCEPTABLE TO OWNER

SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ TBD Yr 2009-2010

Terms \_\_\_\_\_ Possession Immediate

Avail SF 18,940 Dim IRR X IRR Power A 400 V 240 Ø 3 W \_\_\_\_\_

Min. SF 18,940 Dim IRR X IRR Lighting FLUOR Heat VERFY Cooling VERFY PWR Notes PLEASE VERIFY

Land SF 45,737 Dim IRR X IRR Trk Hi Pos 3 Dim 1:17' X 10'; 2:10' X 10'

Const CTU Roof OTH,VERFY Grd Lev Drs 0 Dim REAR RAMP Well N

Rail OTH Unfin Ofc Mezz SF \_\_\_\_\_ Incl in Avail SF N Rest Rms: M 1 W 1

Sprkd NO Min Clr Hgt 16 **OFFICE DATA** Ofc SF 2,400 # 6 Rest Rms: M 1 W 1

Pkg 24 Yard Yes-Paved Yr Blt 1954 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. \_\_\_\_\_

AGENT Betty Kim (323)939-8585 Region C Listing # 2035

FIRM Astro Realty

FTCF CB250Y000S000/AOAA Notes CO-LISTED WITH DIETER TACK (818) 715-0965 ADR/PREFERRED BUSINESS PROPERTIES. ALL MEASUREMENTS APPROXIMATE. LESSEE TO VERIFY ALL INFORMATION.