

INDUSTRIAL FOR LEASE

AVAIL SF: 8,000

TOTAL BLDG SF: 26,940



ADDRESS 3181 E PICO BL, LOS ANGELES CA ZIP 90023

PICO BLVD. & GRANDE VISTA AVE.

***18,940 SF CONTIGUOUS UNIT NEXT DOOR ALSO AVAILABLE ***

FENCED YARD

GREAT GARMENT OR WAREHOUSE FACILITY

EXCELLENT PARKING ** HEAVY POWER

DOCK HIGH LOADING

LEASE RENTAL \$ 4,000 /mo Gross 0.500 Net _____ Term ACCEPTABLE TO OWNER

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

Terms _____ Possession Immediate

Avail SF 8,000 Dim IRR X IRR Power A 2000 V 277-480 Ø 3 W 4

Min. SF 8,000 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 2 Dim 1:10 X 12; 1:10 X 10

Const CTU Roof LAM,VERFY Grd Lev Drs 0 Dim _____ Well N

Rail OTH Unfin Ofc Mezz SF 0 Incl in Avail SF N Rest Rms: M 2 W 1

Sprkd NO Min Clr Hgt 16 OFFICE DATA Ofc SF 900 # 2 Rest Rms: M 0 W 0

Pkg 12 Yard Yes-Fncd/Pvd Yr Blt 1964 A/C Y Heat N Fin Ofc Mezz SF 0 Incl in Avail SF N

Thomas Bk Pg# 675-B1 Zone M3,2LA To Show Call Broker - FOR APPOINTMENT Sp. Feat. _____

AGENT Betty Kim (323)939-8585 Region C Listing # 2036

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.