

INDUSTRIAL FOR LEASE

AVAIL SF: 36,140

TOTAL BLDG SF: 238,000



ADDRESS 4424 & 4458 PACIFIC BL, VERNON CA ZIP 90058

Excellent Manufacturing / Warehouse / Distribution Space
Pacific Bl & Santa Fe Ave *3% Co-Op Broker Commission*
Perfect For Sewing, Cutting, Garment
10,000 Freight Elevator, Sprinklered, Dock High Loading
Large Open Layout / Ample Parking
Easy Access To Major Freeways / Divisible To 18,070 SF

LEASE RENTAL \$ 9,035 /mo Gross 0.250 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ TBD Yr 2008-2009
 Terms _____ Possession Immediate
 Avail SF 36,140 Dim IRR X IRR Power A 200 V 120-240 Ø 3 W TBD
 Min. SF 18,070 Dim IRR X IRR Lighting VERIFY Heat VERIFY Cooling VERIFY PWR Notes VERIFY
 Land SF POL Dim IRR X IRR Trk Hi Pos 2 Dim _____
 Const MSNRY 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 11 OFFICE DATA Ofc SF 800 # TBD Rest Rms: M TBD W TBD
 Pkg 36 Fenced N Yr Blt 1925 A/C VERIFY Heat VERIFY Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 674-H3 Zone MV To Show Call Broker - FOR APPOINTMENT Sp. Feat. ELEV,MULT,PARK
 AGENT Betty Kim (323)939-8585 Region C Listing # _____
 FIRM Astro Realty

FTCF CB300N000S000/AOAA Notes Call (310) 270-5088 for more info. All measurements are approximate. Lessee to verify all information. No. Of office: 3. Special Features: Freight Elevator, Multi Story, & Part Of Industrial Park.

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.