

INDUSTRIAL FOR LEASE

AVAIL SF: 5,300

TOTAL BLDG SF: 10,100



ADDRESS 5723 ALBA ST, LOS ANGELES CA ZIP 90058

Excellent Manufacturing / Warehousing / Distribution Space
Alameda St. & Alba St. ** REMODELED IN 2010
New Offices * 2 Restrooms * Kitchen * Skylights
High Ceiling * Ample Street Parking
Easy Access to Major Freeways

LEASE RENTAL \$ 3,500 /mo Gross 0.660 Net _____ Term **ACCEPTABLE TO OWNER**
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ TBD Yr _____
 Terms _____ Possession **Immediate**
 Avail SF 5,300 Dim **IRR X IRR** Power A 100 V 120-240 Ø 3 W 3
 Min. SF 5,300 Dim **IRR X IRR** Lighting **FLUOR** Heat NONE Cooling NONE PWR Notes **PLEASE VERIFY**
 Land SF 10,100 Dim **IRR X IRR** Trk Hi Pos _____ Dim _____
 Const MTL Roof OTH Grd Lev Drs _____ Dim _____ Dock N Well N
 Foil N Sklts N Rail NONE Storage Mezz SF _____ Incl in Avail SF N Rest Rms: M 2 W _____
 Sprkd NO Min Clr Hgt 16 **OFFICE DATA** Ofc SF 500 # 1 Rest Rms: M _____ W _____
 Pkg _____ Fenced N Yr Blt 1958 A/C Y Heat N Finished Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 674-G5 Zone LAM2 To Show **Call Broker - FOR APPOINTMENT** Sp. Feat. _____
 AGENT Betty Kim (323)939-8585 Region C Listing # _____
 FIRM **Astro Realty**
 FTCF CB250N000S000/AOAA Notes **Call (310) 270-5088 for more information. All measurement are approximate.**
Lessee to verify all information.

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.