

# INDUSTRIAL FOR LEASE

AVAIL SF: 26,250

TOTAL BLDG SF: 26,250



ADDRESS 4415 S CENTRAL AVE, LOS ANGELES CA ZIP 90011

**Central Ave & Vernon Ave  
Great Exposure on Central Ave.  
9,250 sq.ft. Retail + 17,000 sq.ft. Warehouse  
22' FT Ground Floor Ceiling Height  
Upgraded Freight Elevator  
Easy to Show**

**LEASE RENTAL \$ 16,663** /mo Gross 0.634 Net \_\_\_\_\_ Term **Acceptable to Owner**  
**SALE PRICE \$ NFS** Price/SF \$ \_\_\_\_\_ Possession **Immediate** Tax \$ **2,667.00** Yr **2011-2012**  
 Avail SF 26,250 Power A 200 V 240-480 Ø 3 W 4  
 Min. SF 8,500 Heat NONE Cooling NONE PWR Notes VERIFY  
 Land SF POL Truck Hi Pos 1 Dim Verify  
 Const VERIFY Roof VERIFY Grd Lev Drs 0 Dim \_\_\_\_\_  
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 1  
 Sprinklered YES Min Clear Height 22 **OFFICE DATA** Office SF 700 # 1  
 Pkg \_\_\_\_\_ Yard No Yr Blt 1927 A/C N Heat N Fin Ofc Mezz SF 700 Incl in Avail SF Y  
 Thomas Bk Pg# 674-E3 Zone LAC2 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 info. All measurements approximate. Lessee to verify all information. No CAM fees.

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.