

# INDUSTRIAL FOR LEASE

AVAIL SF: 4,750

TOTAL BLDG SF: 4,750



ADDRESS 5719 ALBA ST, LOS ANGELES CA ZIP 90058

**Bonus 700 SF Mezzanine Not Included In Price**  
**Excellent Ground Floor Manufacturing Space**  
**Huge Loading Dock Area @ 20X14**  
**Great For Many Uses \*\*\* Clean & Well Maintained**  
**Minutes To Downtown & Freeways - Near Alameda & Slauson**  
**Ample Street Parking**

LEASE RENTAL \$ 3,496 /mo Gross 0.736 Net \_\_\_\_\_ Term Acceptable To Owner  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Possession Immediate Tax \$ TBD Yr 2010-2011  
 Avail SF 4,750 Power A 100 V 120-240 Ø 3 W 3  
 Min. SF 4,750 Heat VERIFY Cooling VERIFY PWR Notes VERIFY  
 Land SF 4,750 Truck Hi Pos 0 Dim \_\_\_\_\_  
 Const MSNRY Roof VERIFY Grd Lev Drs 1 Dim 20X14  
 Rail NONE Unfin Ofc Mezz SF TBD Incl in Avail SF N Restrooms: \_\_\_\_\_  
 Sprinklered YES Min Clear Height 16 OFFICE DATA Office SF 700 # 1  
 Pkg 2 Yard No Yr Blt 1958 A/C TBD Heat TBD Fin Ofc Mezz SF TBD Incl in Avail SF N  
 Thomas Bk Pg# 674-G5 Zone LAM2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE  
 AGENT Betty Kim (323)939-8585 Region C Listing # \_\_\_\_\_  
 FIRM Astro Realty

FTCF CB250N000S000/AOAA Notes Lease Terms: Acceptable To Owner. 2 Parking spaces in front of building. 2nd Pwr. Pnl: 100A. Call (310) 270-5088 for more info. Lessee to verify all information. All measurements are approximate. Sp. Feat: Free Standing Building.

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.