

LAND

SUBLEASE

AVAIL SF: 102,366

ACRES: 2.35



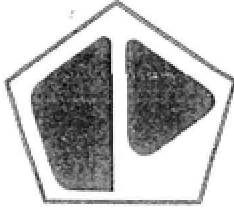
ADDRESS 10659 SESSLER ST, SOUTH GATE CA ZIP 90280

**Excellent Trucking Facility / Storage Yard
Near Garfield Ave / Imperial (90) Hwy
Excellent Access To LB (710) Fwy & Ports
M3 Zoning
Low Gross Rental Rate**

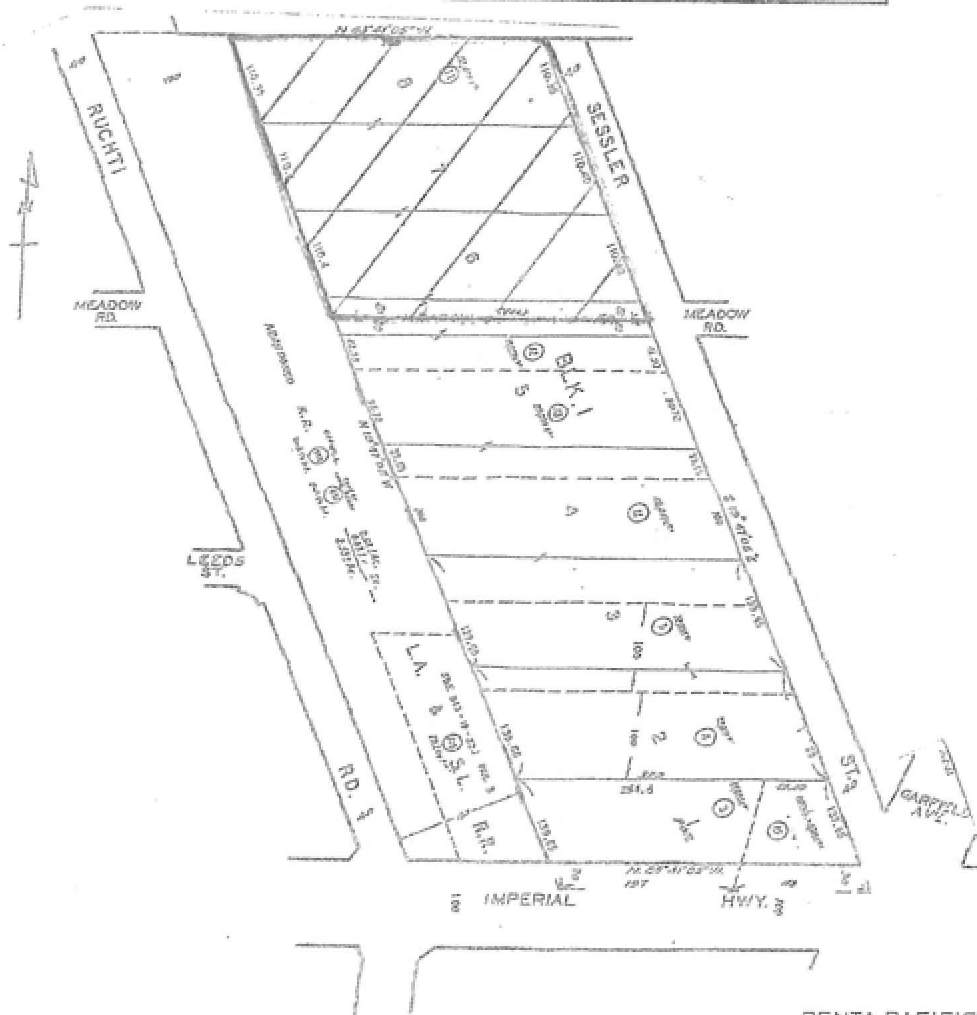
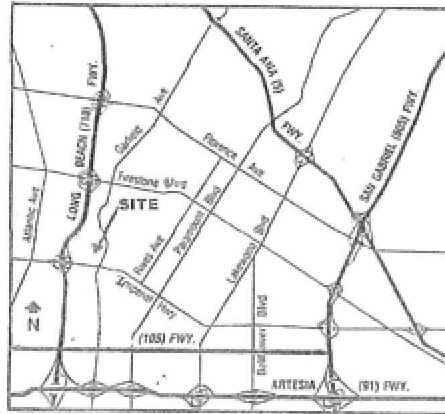
LEASE RENTAL \$ 19,961 /mo Gross 0.195 Net _____ Term SUBLEASE THRU 3/25/14
SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ TBD Yr 2009-2010
Terms _____ Possession VERIFY
Avail SF 102,366 Dim IRR X IRR Assessor's Parcel # 6233-026-011
Min. SF 102,366 Add'l St. Ded. VERIFY Sewer Lines Yes - VERIFY
Fenced VERIFY Paved VERIFY Rail NONE Water Lines Yes - VERIFY
Net Avail SF 102,366 Gas Lines Yes - VERIFY
Build To Suit VERIFY General Topography VERIFY
Easements TBD Bldg(s) SF & Description VERIFY
Thomas Bk Pg# 705-F6 Zone M3
Soil Report VERIFY Environmental Report(s) VERIFY
AGENT Douglas E Wells (562)908-6012 x203 Region C Listing # 1211895
FIRM Penta Pacific Properties 03/27/09
FTCF CB250N000S000/AOAA Notes Terms: 5 Years Thru 03/25/2014 (See Reverse) Fenced & Paved. Bldg SF &
Description: 1,500 Sq. Ft. Office Building.

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS
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.
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The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

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PROPERTIES
INDUSTRIAL REAL ESTATE