

LAND

FOR LEASE

AVAIL SF: 112,389ACRES: 2.58ADDRESS 10659 SESSLER ST, SOUTH GATE CA ZIP 90280

TRUCKING PERMITTED USE CUP REQUIRED FOR RECYCLER SCALE FOR LARGE TRUCKS

LEASE RENTAL \$ 8,700 /mo Gross 0.077 Net _____ Term 3-5 YEARS
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 5,659 Yr 1997-1998
 Terms _____ Possession I30
 Avail SF 112,389 Dim 351 X 320 Assessor's Parcel # 6233-026-011
 Min. SF 112,389 Add'l St. Ded. Per PTR Sewer Lines Yes - ON THE PROPERTY
 Fenced Yes Paved Yes Rail NONE Water Lines Yes - ON THE PROPERTY
 Net Avail SF 112,389 Gas Lines Yes - ON THE PROPERTY
 Build To Suit VERIFY General Topography FLAT
 Easements NONE Bldg(s) SF & Description 2400 SQ. FT. MODERN OFFICE.
 Thomas Bk Pg# 705-F6 Zone M3
 Soil Report VERIFY Environmental Report(s) NONE
 AGENT Lee Fairman (213)596-2215 Region C Listing # 119972
 FIRM Grubb & Ellis 11/06/98R
 FTFC AP250Y150S000/OAA Notes _____

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS
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