

INDUSTRIAL FOR LEASE

AVAIL SF: 3,744

TOTAL BLDG SF: 20,944



ADDRESS 10753-10755 FOREST ST UNIT 10753, SANTA FE SPRINGS ZIP 90670

**Secure Parking Area
Near Florence / Bloomfield
Close to (605) and (5) Freeways
Attractive Park Environment with No CAMS
18' Minimum Clearance
14' High Loading Door**

LEASE RENTAL \$ 2,243 /mo Gross 0.599 Net _____ Term 3-5 Years
 SALE PRICE \$ NFS Price/SF \$ _____ Possession D-09/01/11 Tax \$ 3,405.00 Yr 2010-2011
 Avail SF 3,744 Power A 100 V 277-480 Ø 3 W TBD
 Min. SF 3,744 Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF POL Truck Hi Pos 0 Dim _____
 Const CTU Roof LAM Grd Lev Drs 1 Dim 12x14
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 1
 Sprinklered NO Min Clear Height 18 OFFICE DATA Office SF 350 # 1
 Pkg 4 Yard Yes-Fenced Yr Blt 1984 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 706-J5 Zone M1 To Show Call Broker - FOR APPOINTMENT Sp. Feat. _____
 AGENT Douglas E Wells (562)908-6012 x203, Justin Wells (562)908-6016 Region SE Listing # 1244427
x 205 FIRM Penta Pacific Properties 05/06/11
 FTCF CB250N000S000/AOAA Notes Call Broker - Occupied. (See Reverse). No CAM. Adjacent unit (10755 Forest) also available.

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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 Min. SF 3,744 Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF POL Truck Hi Pos 0 Dim _____
 Const CTU Roof LAM Grd Lev Drs 1 Dim 12x14
 Rail NONE Unfin Ofc Mezz SF TBD Incl in Avail SF N Restrooms: 1
 Sprinklered NO Min Clear Height 18 OFFICE DATA Office SF 500 # 2
 Pkg 4 Yard Yes-Fenced Yr Blt 1984 A/C Y Heat Y Fin Ofc Mezz SF TBD Incl in Avail SF N
 Thomas Bk Pg# 706-J5 Zone M1 To Show Call Broker - FOR APPOINTMENT Sp. Feat. _____
 AGENT Douglas E Wells (562)908-6012 x203, Justin Wells (562)908-6016 Region SE Listing # 1244428
 x 205 FIRM Penta Pacific Properties 05/06/11
 FTCF CB250N000S000/AOAA Notes Call Broker - Occupied. (See Reverse). No CAM. Adjacent unit (10753 Forest) also available.

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