

INDUSTRIAL FOR LEASE

AVAIL SF: 1,075

TOTAL BLDG SF: 6,750



ADDRESS 11259 REGENTVIEW AV UNIT A, DOWNEY CA ZIP 90241

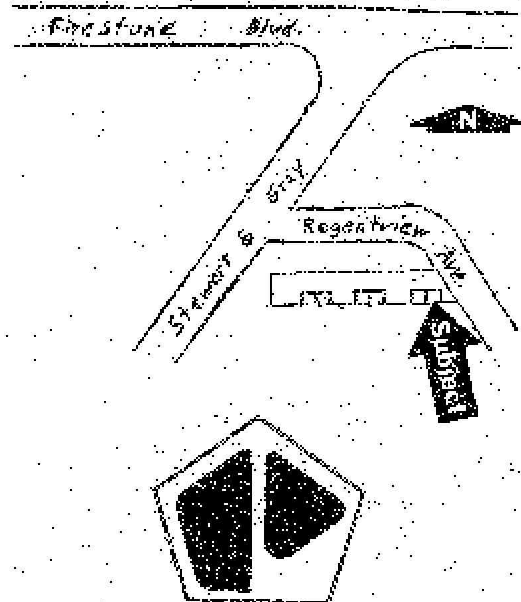
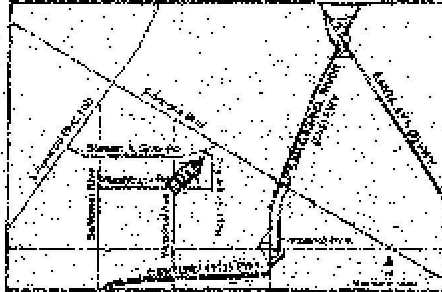
Small Industrial Complex - Front Unit
Sprinklered + Floor Drains - 5% Commission
One (1) Office / One (1) RR / 15' Clearance
200A, 240V, 3-Ph Power
Close To S.G.R. (605) & S.A. (5) Fwys.
Firestone (42) Blvd. Exit - No CAM fee

LEASE RENTAL \$ 1,000 /mo Gross 0.930 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 1,117.00 Yr 2007-2008
 Terms _____ Possession Immediate
 Avail SF 1,075 Dim IRR X IRR Power A 200 V 240-240 Ø 3 W 3
 Min. SF 1,075 Dim IRR X IRR Lighting VERIFY Heat VERIFY Cooling VERIFY PWR Notes VERIFY
 Land SF POL Dim IRR X IRR Trk Hi Pos 0 Dim _____
 Const VERIFY Roof VERIFY Grd Lev Drs 1 Dim _____ Well N
 Rail NONE Unfin Ofc Mezz SF TBD Incl in Avail SF N Rest Rms: M TBD W TBD
 Sprkd YES Min Clr Hgt 15 OFFICE DATA Ofc SF 120 # TBD Rest Rms: M TBD W TBD
 Pkg 2 Fenced Y Yr Blt 1992 A/C VERIFY Heat VERIFY Fin Ofc Mezz SF TBD Incl in Avail SF N
 Thomas Bk Pg# 706-D7 Zone M1 To Show Call Broker - FOR APPOINTMENT Sp. Feat. _____
 AGENT Douglas E Wells (562)908-6012 x203 Region SE Listing # 1199509
 FIRM Penta Pacific Properties 08/08/08
 FTFC CB500Y200S000/AOAA Notes Call Broker - Occupied. Lease Term: 2-3 Years Or Submit. (See Reverse Side) No
C.A.M.S. No of Offices: Unit A;1, Unit C/D;2. Sprinkler: ORDHAZ. Sp. Feat. Part Of Industrial Park. 5% co-op fee.

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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PENTA
PACIFIC
(562) 908-6012

DOUGLAS E. WELLE

Note: Not To Scale