

# INDUSTRIAL FOR LEASE

AVAIL SF: 2,250

TOTAL BLDG SF: 6,750



ADDRESS 11259 REGENTVIEW AV UNIT C&D, DOWNEY CA ZIP 90241

**Rare Small Sprinklered Freestanding Block Bldg**  
**Two (2) G.L Doors / 15' Clearance**  
**Two (2) Offices / Two (2) RR's**  
**200A, 240V, 3-Ph Power**  
**Close To S.G.(605) & S.A. (5) Fwys.**  
**Firestone (42) Blvd. Exit - 5% Commission**

LEASE RENTAL \$ 2,099 /mo Gross 0.933 Net \_\_\_\_\_ Term ACCEPTABLE TO OWNER  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ 2,337.00 Yr 2007-2008  
 Terms \_\_\_\_\_ Possession Immediate  
 Avail SF 2,250 Dim IRR X IRR Power A 200 V 240-240 Ø 3 W 3  
 Min. SF 2,250 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 2 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 240 # TBD Rest Rms: M TBD W TBD  
 Pkg 4 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 # 1199511  
 FIRM Penta Pacific Properties 08/08/08  
 FTCF 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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