

# INDUSTRIAL FOR LEASE

AVAIL SF: 1,700

TOTAL BLDG SF: 15,980



ADDRESS 12006 REGENTVIEW AV UNIT E, DOWNEY CA ZIP 90241

**\*Small Industrial Park Unit\* - No CAMS**  
**\*16' Clearance\*/\*Sprinklered\***  
**\*200 AMPS, 240 VOLT, 3-Phase Power\***  
**\*Close To San Gabriel (605) And Firestone (42) Bl.\***  
**One Month Of FREE RENT Per Year Or MORE**

LEASE RENTAL \$ 1,600 /mo Gross 0.941 Net \_\_\_\_\_ Term ACCEPTABLE TO OWNER  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ 1,251.00 Yr 2008-2009  
 Terms \_\_\_\_\_ Possession Immediate  
 Avail SF 1,700 Dim IRR X IRR Power A 200 V 240-240 Ø 3 W TBD  
 Min. SF 1,700 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 10 X 12' 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 16 OFFICE DATA Ofc SF 120 # TBD Rest Rms: M TBD W TBD  
 Pkg 3 Yard No Yr Blt 1988 A/C TBD Heat TBD Fin Ofc Mezz SF TBD Incl in Avail SF N  
 Thomas Bk Pg# 706-D7 Zone M1 To Show Lock Box - VERIFY Sp. Feat. \_\_\_\_\_  
 AGENT Douglas E Wells (562)908-6012 x203, Justin Wells (562)908-6016 Region SE Listing # 1208881  
x 205 FIRM Penta Pacific Properties 02/06/09  
 FTCF CB250Y200S000/AOAA Notes Occupied. Lockbox - Front Door. Lease Terms: 1-3 Years. No. of Offices: 1. Grd. Lev. Drs: 1 @ 10X12. Const: Concrete Block. Sprinklers: ORDHAZ.

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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