

# INDUSTRIAL FOR LEASE

AVAIL SF: 1,700

TOTAL BLDG SF: 15,980



ADDRESS 12006 REGENTVIEW AV UNIT D, 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**

LEASE RENTAL \$ 1,450 /mo Gross 0.853 Net \_\_\_\_\_ Term 1-3 Years  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Possession Immediate Tax \$ TBD Yr 2011-2012  
 Avail SF 1,700 Power A 200 V 240-240 Ø 3 W TBD  
 Min. SF 1,700 Heat TBD Cooling TBD PWR Notes VERIFY  
 Land SF POL Truck Hi Pos 0 Dim \_\_\_\_\_  
 Const VERIFY Roof LAM Grd Lev Drs 1 Dim 12x12  
 Rail NONE Unfin Ofc Mezz SF TBD Incl in Avail SF N Restrooms: \_\_\_\_\_  
 Sprinklered YES Min Clear Height 16 OFFICE DATA Office SF 120 # 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 # 1249022  
x 205 FIRM Penta Pacific Properties 09/16/11  
 FTFC CB300Y200S000/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.  
 © American Industrial Real Estate Association

