

# LAND

# FOR SALE

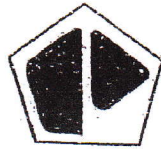
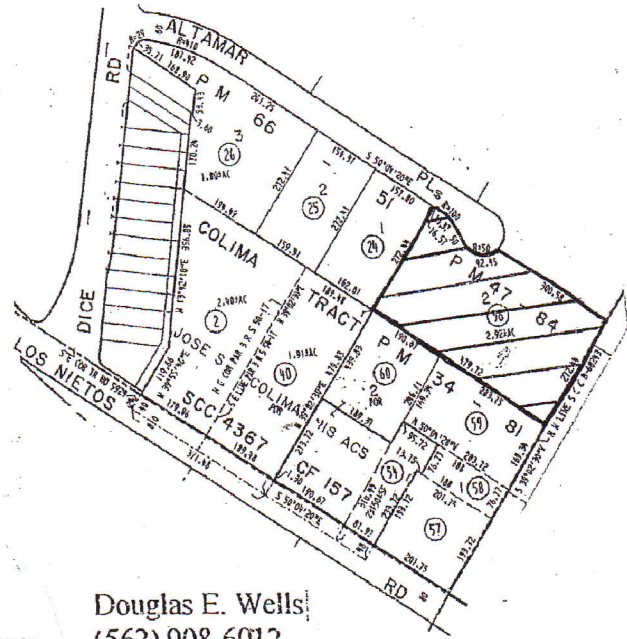
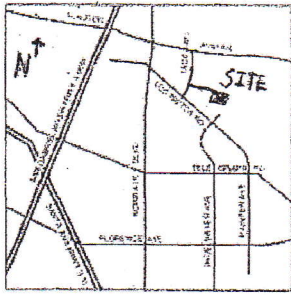
AVAIL SF: 127,195ACRES: 2.92ADDRESS 12150 ALTAMAR PL, SANTA FE SPRINGS CA ZIP 90670

**Excellent Development Opportunity**  
**End of Cul-De-Sac Location**  
**M2 Zoning/Industrial Neighbors**  
**Great Access to S.A. (5) and S.G.R. (605) Fwys**  
**Near Los Nietos/Norwalk BI Intersection**  
**Preliminary Plans for 58,500 SF Industrial Building**

LEASE RENTAL \$ NFL /mo Gross 0.000 Net 0.000 Term \_\_\_\_\_  
 SALE PRICE \$ 3,700,000 Price/SF \$ 29.09 Tax \$ TBD Yr 2011-2012  
 Possession COE Assessor's Parcel # 8168-006-056  
 Avail SF 127,195 Fenced Yes Paved VERIFY Rail NONE  
 Min. SF 127,195 Bldg(s) SF Description NONE  
 Net Avail SF 127,195  
 Land Description Gen Topog; FLAT; Environmental Rpts: N; Easements: SEE PTR;  
 Sewer Lines Y Water Lines Y Gas Lines Y Thomas Bk Pg# 706-H2 Zone M2  
 Utility Comments IN STREET  
 AGENT Douglas E Wells (562)908-6012 x203 Region SE Listing # 1248861  
 FIRM Penta Pacific Properties 09/09/11  
 FTFCF CB000N000S200/AOAA Notes (See Reverse). Seller Financing possible (but no Subordination); Lease also possible.  
 Taxes: \$26,869 (2010-2011).

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

For further information contact:

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12150(a) ALTAMAR PLACE  
SANTA FE SPRINGS, CA 90670

- 2.92 ACRES OF UNDEVELOPED LAND
- M2 ZONING / INDUSTRIAL USES
- NEAR NORWALK BL./ LOS NIETOS
- END OF CUL-DE-SAC LOCATION
- GREAT ACCESS TO 5 AND 605 FWYS.
- SANTA FE SPRINGS LOCATION