

# INDUSTRIAL FOR LEASE

AVAIL SF: 7,900

TOTAL BLDG SF: 7,900



ADDRESS 12217 WOODRUFF AV, DOWNEY CA ZIP 90241

**Free Standing Building**  
**Two (2) Fenced Yard Areas - 47' x 70' Each**  
**Industrial Park - Rear Unit**  
**Near (605), (105) And (5) Frwys**

LEASE RENTAL \$ 5,925 /mo Gross 0.750 Net \_\_\_\_\_ Term **ACCEPTABLE TO OWNER**  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ 6,511.00 Yr 2007-2008  
 Terms \_\_\_\_\_ Possession **Immediate**  
 Avail SF 7,900 Dim **IRR X IRR** Power A 400 V 240-480 Ø 3 W 4  
 Min. SF 7,900 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 **13 x 12** Well **N**  
 Rail **NONE** Unfin Ofc Mezz SF 0 Incl in Avail SF **N** Rest Rms: M **TBD** W **TBD**  
 Sprkd **NO** Min Clr Hgt 13 OFFICE DATA Ofc SF 1,100 # **TBD** Rest Rms: M **TBD** W **TBD**  
 Pkg **16** Fenced **Y** Yr Blt 1959 A/C **VERIFY** Heat **VERIFY** Fin Ofc Mezz SF 0 Incl in Avail SF **N**  
 Thomas Bk Pg# **736-D1** Zone **M1** To Show **Call Broker - FOR APPOINTMENT** Sp. Feat. **FREE**  
 AGENT **Douglas E Wells (562)908-6012 x203** Region **SE** Listing # **1209189**  
**02/06/09**  
 FTFC **CB250N000S000/AOAA** Notes **Occupied. Lease Terms: 3-5 years. Const: Frame and Stucco. No. of offices: 4. Sp.**  
**Feat: Free Standing Building. Part of Industrial Park.**

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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