

INDUSTRIAL FOR LEASE

AVAIL SF: 3,500

TOTAL BLDG SF: 3,500



ADDRESS 12221 WOODRUFF AV, DOWNEY CA ZIP 90241

**Free Standing Building
Fenced Yard Area – 30' X 70'
Industrial Park – Rear Unit
Near (605), (105), And (5) Fwys.**

LEASE RENTAL \$ 2,800 /mo Gross 0.800 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 2,558.00 Yr 2007-2008
 Terms _____ Possession D-01/01/09
 Avail SF 3,500 Dim IRR X IRR Power A 200 V 240-240 Ø 3 W 3
 Min. SF 3,500 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 (1) 12x11; (1) 8x10 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 1,250 # TBD Rest Rms: M TBD W TBD
 Pkg 7 Fenced Y Yr Blt 1959 A/C VERIFY Heat VERIFY Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 706-C7 Zone M1 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE
 AGENT Douglas E Wells (562)908-6012 x203 Region SE Listing # 1203437
 FIRM Penta Pacific Properties 10/17/08
 FTFC CB250N000S000/AOAA Notes Occupied. Lease Terms: 3-5 Years. No. of Offices: 6. Const: Frame & Stucco. (See Reverse).

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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