

# INDUSTRIAL FOR LEASE

AVAIL SF: 5,000

TOTAL BLDG SF: 5,000



ADDRESS 12229 WOODRUFF AV, DOWNEY CA ZIP 90241

**Great Truck Access With Extra Wide Center Driveway**  
**Major Street Frontage**  
**Free Standing Building**  
**Fenced Yard Area**  
**Easy Access To (605), (5), And (105) Freeways**

LEASE RENTAL \$ 4,000 /mo Gross 0.800 Net \_\_\_\_\_ Term **ACCEPTABLE TO OWNER**  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ 2,106.00 Yr 2007-2008  
 Terms \_\_\_\_\_ Possession **Immediate**  
 Avail SF 5,000 Dim **IRR X IRR** Power A 200 V 480-480 Ø 3 W TBD  
 Min. SF 5,000 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 **12 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 750 # **TBD** Rest Rms: M **TBD** W **TBD**  
 Pkg **11** Fenced **N** Yr Blt 1965 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, YARD**  
 AGENT **Douglas E Wells (562)908-6012 x203** Region **SE** Listing # **1209220**  
 FIRM **Penta Pacific Properties** **02/06/09**  
 FTCF **CB250N000S000/AOAA** Notes **Occupied. Lease Terms: 3-5 years or submit. Const: Frame and Stucco. No. of offices: 4. Grd Lev: 2 @ 12x12. Sp. Feat: Free Standing Building, Paved Yard - Excess of Parking.**

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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