

INDUSTRIAL FOR LEASE

AVAIL SF: 4,000

TOTAL BLDG SF: 4,000



ADDRESS 12311 WOODRUFF AV, DOWNEY CA ZIP 90241

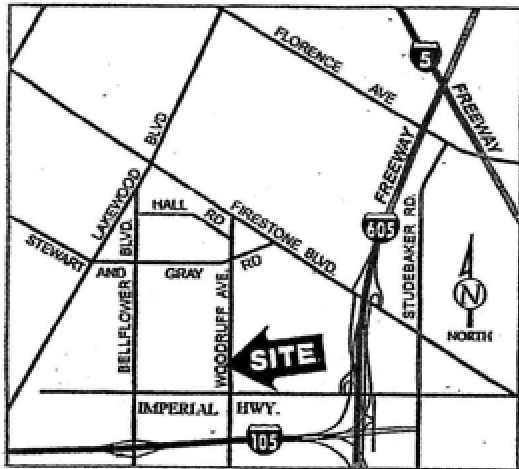
Main Street Frontage - Only 20' From Street
Freestanding Building W/ Front & Rear G.L. Doors
Fenced Yard Area-2,000 SF (50'X40')
2 Meters-200 Amps 240V 3-PH
Near (605), (105), And (5) Fwys.

LEASE RENTAL \$ 2,600 /mo Gross 0.650 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 907.00 Yr 2009-2010
 Terms _____ Possession Immediate
 Avail SF 4,000 Dim IRR X IRR Power A 200 V 240-240 Ø 3 W 4
 Min. SF 4,000 Dim IRR X IRR Lighting VERIFY Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF POL Dim IRR X IRR Trk Hi Pos 0 Dim _____
 Const BLK Roof VERIFY Grd Lev Drs 2 Dim 10x10 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 12 OFFICE DATA Ofc SF 600 # 3 Rest Rms: M TBD W TBD
 Pkg 4 Yard Yes-Fenced Yr Blt 1962 A/C N Heat N Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 706-C7 Zone M1 To Show Lock Box - VERIFY Sp. Feat. FREE
 AGENT Douglas E Wells (562)908-6012 x203, Justin Wells (562)908-6016 Region SE Listing # 1221252
x 205 FIRM Penta Pacific Properties 10/02/09
 FTCF CB250N000S000/AOAA Notes Lock Box - Waterpipe. Lease Terms: 3-5 Years Or Submit. Plus \$60.00/ month for water usage/ parking lot maintenance. Double security deposit required. Special Features: Free Standing Building.

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

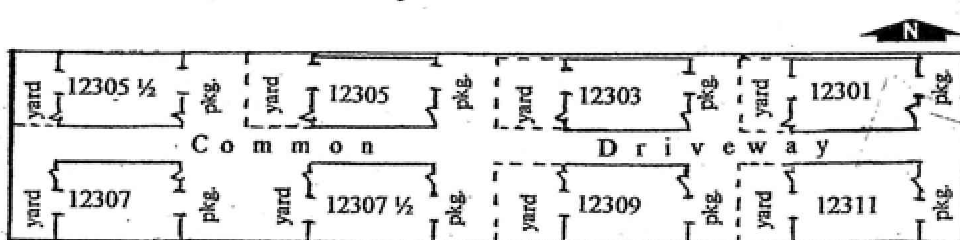
This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.
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WOODRUFF AVENUE INDUSTRIAL COMPLEX DOWNEY, CALIFORNIA

- Small freestanding buildings
- Fenced yard areas
- Two (2) ground level doors
- M1 zoning
- 2 restrooms per building
- Easy access to 605, 105, and 5 Fwys.
- 200 amp 240 volt 3 phase
(400 amp 480 volt 3 phase SOME buildings)
- Downey address



(not to scale)

WOODRUFF AVE.

to Imperial Hwy. to Firgstone Bl.

For further information contact:

Douglas E. Wells
PENTA PACIFIC PROERTIES
(562) 908-6012



PENTA
PACIFIC