

# INDUSTRIAL FOR LEASE

AVAIL SF: 1,740

TOTAL BLDG SF: 36,434



ADDRESS 12401 WOODRUFF AV UNIT 12, DOWNEY CA ZIP 90241

**Up To 3 Mos. Of Free Rent – No CAMS**  
**Small Clean Industrial Park Unit – Dual Street Access**  
**W. Of (605) Fwy Between (5) Fwy & (105) Fwy**  
**Imperial Hwy. (90) Or Firestone Bl. (42) Exit**  
**CTU / Sprinklered / 18' Clear / Front Loading Door**

LEASE RENTAL \$ 1,340 /mo Gross 0.770 Net \_\_\_\_\_ Term ACCEPTABLE TO OWNER  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ TBD Yr 2009-2010  
 Terms \_\_\_\_\_ Possession D-10/01/09  
 Avail SF 1,740 Dim IRR X IRR Power A 200 V TBD-TBD Ø TBD W 3  
 Min. SF 1,740 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 CTU Roof VERIFY Grd Lev Drs 1 Dim 10X12 Well N  
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Rest Rms: M TBD W TBD  
 Sprkd YES Min Clr Hgt 16 OFFICE DATA Ofc SF 200 # 1 Rest Rms: M TBD W TBD  
 Pkg 3 Yard No Yr Blt 1986 A/C Y Heat TBD Fin Ofc Mezz SF 0 Incl in Avail SF N  
 Thomas Bk Pg# 706-C7 Zone CTU To Show Call Broker - FOR APPOINTMENT Sp. Feat. \_\_\_\_\_  
 AGENT Douglas E Wells (562)908-6012 x203 Region SE Listing # 1218808  
 FIRM Penta Pacific Properties 08/07/09  
 FTFC CB300N000S000/AOAA Notes Lease Terms: 1-5 Years. Bldg. recently painted. 1 mo. Free rent per year. Former machine shop; electrical distribution in place.

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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