

INDUSTRIAL FOR LEASE

AVAIL SF: 4,133

TOTAL BLDG SF: 36,434



ADDRESS 12401 WOODRUFF AV UNIT 1, DOWNEY CA ZIP 90241

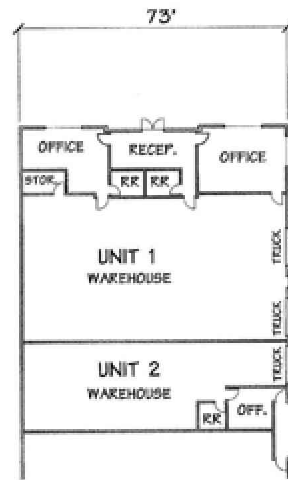
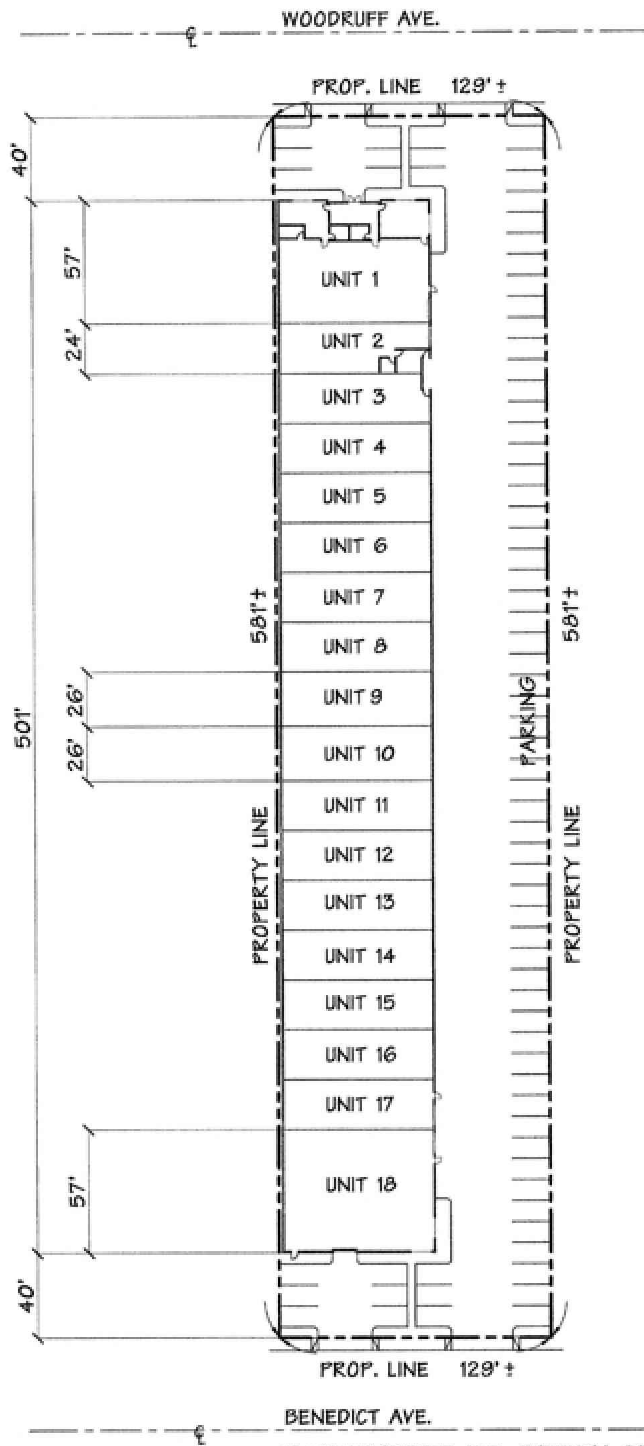
Retail / Front Unit – Major Street Frontage
Separate Exclusive Parking Area / Driveway
CTU / Sprinklered / 18' Clear
W Of (605) Fwy Between (5) Fwy & (105) Fwy
No CAMS / Glass Front Office, Showroom

LEASE RENTAL \$ 3,711 /mo Gross 0.898 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ TBD Yr 2007-2008
 Terms _____ Possession Immediate
 Avail SF 4,133 Dim IRR X IRR Power A 200 V 220-220 Ø 3 W 3
 Min. SF 4,133 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 2 Dim _____ Well N
 Rail NONE Unfin Ofc Mezz SF TBD Incl in Avail SF N Rest Rms: M TBD W TBD
 Sprkd YES Min Clr Hgt 18 OFFICE DATA Ofc SF 1,400 # TBD Rest Rms: M TBD W TBD
 Pkg 9 Fenced N Yr Blt 1986 A/C VERIFY Heat VERIFY Fin Ofc Mezz SF TBD Incl in Avail SF N
 Thomas Bk Pg# 706-C7 Zone CTU To Show Lock Box - VERIFY Sp. Feat. _____
 AGENT Douglas E Wells (562)908-6012 x203 Region SE Listing # 1208349
 FIRM Penta Pacific Properties 01/30/09
 FTFC CB250N000S000/AOAA Notes Occupied. Lock Box- Front Door. Lease Terms: 3-5 Years W/Annual CPI. No.
CAMS. Can combine with unit 2 (1,740 SF) for 5,873 SF Total. No. of Offices: 4. Parking: 9 Spaces.

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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FLOOR PLAN

UNIT 1 = 4,133 SQ. FT.
 1,400 SQ. FT. OFFICES (3)
 2 RR; 2 LOADING DOORS

UNIT 2 = 1,740 SQ. FT.
 150 SQ. FT. OFFICE (1)
 1 RR; 1 LOADING DOOR

SITE PLAN



12401 WOODRUFF AVE., DOWNEY, CA 90241-5620