

INDUSTRIAL FOR LEASE

AVAIL SF: 3,317

TOTAL BLDG SF: 3,317



ADDRESS 13142 E TELEGRAPH RD, SANTA FE SPRINGS CA ZIP 90670

**Free Standing Automotive Building
High Traffic Intersection
Great Visibility/Exposure
Variety Of Uses – M2 Zone
Room For 5 Bays – 2 Drive-Thru**

LEASE RENTAL \$ 3,500 /mo Gross _____ Net 1.055 Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ TBD Yr 2009-2010
 Terms _____ Possession Immediate
 Avail SF 3,317 Dim IRR X IRR Power A 200 V 120-208 Ø 3 W 4
 Min. SF 3,317 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 5 Dim TBD 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 360 # 1 Rest Rms: M TBD W TBD
 Pkg 12 Yard No Yr Blt _____ A/C TBD Heat TBD Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 707-B4 Zone M2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE
 AGENT Justin Wells (562)908-6016 x 205, Douglas E Wells (562)908-6012 Region SE Listing # 1227702
x203 FIRM Penta Pacific Properties 03/05/10
 FTFC CB300N000S000/AOAA Notes Lease Terms: 3 Years. Advertised rate is good for 3 years only. Longer term can be negotiated with higher rent plus T.I.'s. NNN fees: Approx. \$0.18 PSF. Lessee to verify power.

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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