

# INDUSTRIAL FOR LEASE

AVAIL SF: 125,600

TOTAL BLDG SF: 125,600



ADDRESS 140 N ORANGE AV, INDUSTRY CA ZIP 91744

**Low Gross Rate: \$.43 PSF + No CAMS**  
**Quick Access To (605), (10), & (60) Fwys Off Valley Bl.**  
**Thirteen (13) Dock-Hi Loading + Add'l Knock-Out Panels**  
**One (1) Ground Level Door (Ramp) / 24' Clear**  
**Large Fenced, Secured Yard / 171 Parking Spaces**  
**6000Amp 480V 3PH / Power Divisible to 50,000 SF**

LEASE RENTAL \$ 54,008 /mo Gross 0.430 Net \_\_\_\_\_ Term ACCEPTABLE TO OWNER  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ 71,847.00 Yr 2007-2008  
 Terms \_\_\_\_\_ Possession I60  
 Avail SF 125,600 Dim IRR X IRR Power A 6000 V 480-480 Ø 3 W TBD  
 Min. SF 50,000 Dim IRR X IRR Lighting VERIFY Heat VERIFY Cooling VERIFY PWR Notes VERIFY  
 Land SF 228,475 Dim IRR X IRR Trk Hi Pos 13 Dim 10x10  
 Const CTU Roof VERIFY Grd Lev Drs 1 Dim 10X14;RAMP 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 24 OFFICE DATA Ofc SF 20,480 # TBD Rest Rms: M TBD W TBD  
 Pkg 171 Yard Yes-Fenced Yr Blt 1978 A/C TBD Heat TBD Fin Ofc Mezz SF 10,780 Incl in Avail SF Y  
 Thomas Bk Pg# 638-B4 Zone M To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE  
 AGENT Douglas E Wells (562)908-6012 x203 Region E Listing # 1205843  
 FIRM Penta Pacific Properties 12/18/09R  
 FTCC CB250Y200S300/AOAA Notes Occupied. Lease Term: 5 Yrs. or submit. Employees/customers not aware prop on the market. Pls keep confidential. Buyer/lessee to vrfy all aspects of property via own independent investigation. Clarifier.

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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## OUTSTANDING FREEWAY ACCESS



**PENTA  
PACIFIC  
PROPERTIES**

**Many Location Advantages:**

- Abundant labor supply
- Nearby affordable housing
- Central distribution point
- Master-planned city exclusively for industry

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