

INDUSTRIAL FOR LEASE

AVAIL SF: 2,350

TOTAL BLDG SF: 48,176



ADDRESS 14613-14635 CARMENITA RD UNIT 14631, NORWALK CA ZIP 90650

\$1,000 CASH BONUS TO CO-OP BROKER
Carmenita Business Center
North Of S.A. (5) Fwy On Carmenita - Westside
Main Street Frontage/Rear Loading Door
\$0.75 PSF Gross With No CAMS

LEASE RENTAL \$ 1,763 /mo Gross 0.750 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 909.00 Yr 2006-2007
 Terms _____ Possession Immediate
 Avail SF 2,350 Dim 23 X 103 Power A 200 V _____ 120-120 Ø 3 W 4
 Min. SF 2,350 Dim 23 X 103 Lighting FLUOR Heat VERIFY Cooling VERIFY PWR Notes VERIFY
 Land SF POL Dim _____ Trk Hi Pos 0 Dim _____
 Const CTU Roof LAM Grd Lev Drs 1 Dim _____ Well N
 Rail NONE Unfin Ofc Mezz SF TBD Incl in Avail SF N Rest Rms: M 1 W 0
 Sprkd NO Min Clr Hgt 15 OFFICE DATA Ofc SF 380 # 2 Rest Rms: M 0 W 0
 Pkg 5 Fenced N Yr Blt 1972 A/C VERIFY Heat VERIFY Fin Ofc Mezz SF TBD Incl in Avail SF N
 Thomas Bk Pg# 737-C3 Zone M1 To Show Lock Box - VERIFY Sp. Feat. PARK
 AGENT Douglas E Wells (562)908-6012 x203, Steven K Naylor Region SE Listing # 1173184
(562)908-6015 FIRM Penta Pacific Properties 09/28/07
 FTFC CB250N000S000/AOAA Notes JX206 Lock Box - Door. Lease Terms: 3-5 Years W/ Annual CPI. (See Reverse). Sp.
Feat. Part Of Industrial Park. \$1000 Cash Bonus to Co-op Broker. No CAMS.

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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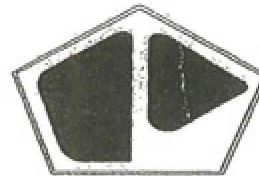
CARMENITA BUSINESS CENTER

14631 Carmenita Rd.

- 2,350 sq ft
- 380 sq ft office
- 2 offices
- Rear loading doors
- \$0.89/sq ft
- NO CAMS



For further information call:

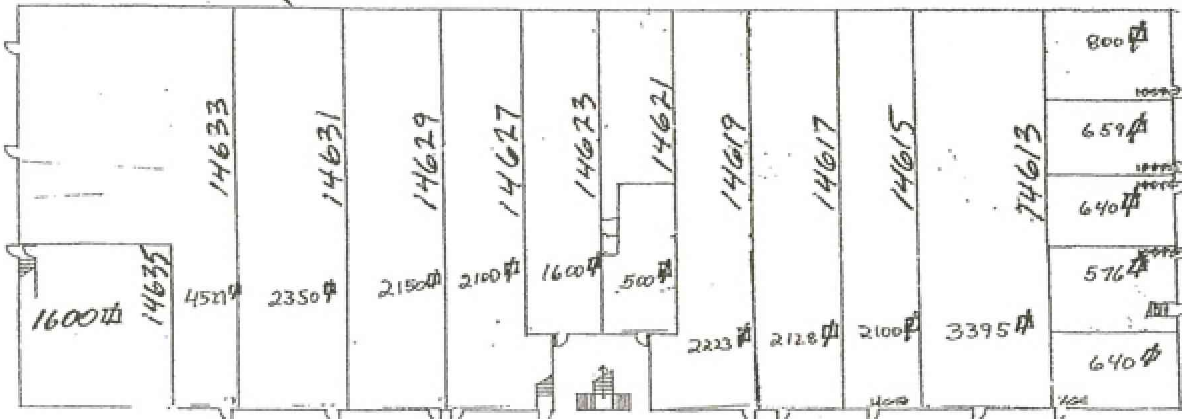


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PENTA PACIFIC PROPERTIES
9500 Norwalk Boulevard
Santa Fe Springs, CA 90670

Subject ↘



← CARMENITA ROAD →