

INDUSTRIAL FOR LEASE

AVAIL SF: 4,827

TOTAL BLDG SF: 48,176



ADDRESS 14613-14635 CARMENITA RD UNIT 14633, NORWALK CA ZIP 90650

\$1,000 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 \$ 3,620 /mo Gross 0.750 Net _____ Term **ACCEPTABLE TO OWNER**
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 1,928.00 Yr 2007-2008
 Terms _____ Possession **Immediate**
 Avail SF 4,827 Dim **IRR X IRR** Power A 200 V _____ 120-208 Ø 3 W 4
 Min. SF 4,827 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 **NO** Min Clr Hgt 15 OFFICE DATA Ofc SF 250 # **TBD** Rest Rms: M **TBD** W **TBD**
 Pkg 10 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 **Call Broker - FOR APPOINTMENT** Sp. Feat. **PARK**
 AGENT **Douglas E Wells (562)908-6012 x203, Steven K Naylor** Region **SE** Listing # **1212765**
(562)908-6015 FIRM **Penta Pacific Properties** **04/10/09**
 FTCF **CB250N000S000/AOAA** Notes **Lock Box - JX206 On Front Door. Lease Term: 3-5 Years W/Annual CPI. No. Of**
offices: 3. No CAMS. Special Features: Part of Industrial Park.

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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