

INDUSTRIAL FOR LEASE

AVAIL SF: 2,250

TOTAL BLDG SF: 14,000



ADDRESS 15343 MINNESOTA AV, PARAMOUNT CA ZIP 90723

**Small CTU Unit
No CAMS
Easy Access To (91), (710), (605) And (105) Fwys**

LEASE RENTAL \$ 1,552 /mo Gross 0.690 Net _____ Term **ACCEPTABLE TO OWNER**
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 1,980.00 Yr 2008-2009
 Terms _____ Possession Immediate
 Avail SF 2,250 Dim IRR X IRR Power A 200 V 220-220 Ø 1 W 1
 Min. SF 2,250 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 CTU Roof VERIFY Grd Lev Drs 1 Dim 12X12 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 14 OFFICE DATA Ofc SF 160 # 1 Rest Rms: M TBD W TBD
 Pkg 3 Yard No Yr Blt 1972 A/C N Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 735-G4 Zone M2 To Show **Call Broker - FOR APPOINTMENT** Sp. Feat. _____
 AGENT Douglas E Wells (562)908-6012 x203, Justin Wells (562)908-6016 Region S Listing # 1219072
 FIRM **Penta Pacific Properties** 08/14/09
 FTFC CB300N000S000/AOAA Notes Occupied. Lease Terms: 2-3 Years. Subject to termination of lease w/existing tenant.
Sp. Feat: 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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