

# INDUSTRIAL FOR LEASE

AVAIL SF: 5,000

TOTAL BLDG SF: 20,000



ADDRESS 15506 MINNESOTA AV UNIT B, PARAMOUNT CA ZIP 90723

**CTU W/ Dock High & Ground Level Loading**  
**400A 277/480V 3PH – Expandable To 10,000 SF**  
**17' Clearance / 400 SF Office Area**  
**Access To (91), (105), (710) & (605) FWYS**  
**Rear Yard Area W/ Alley Access**

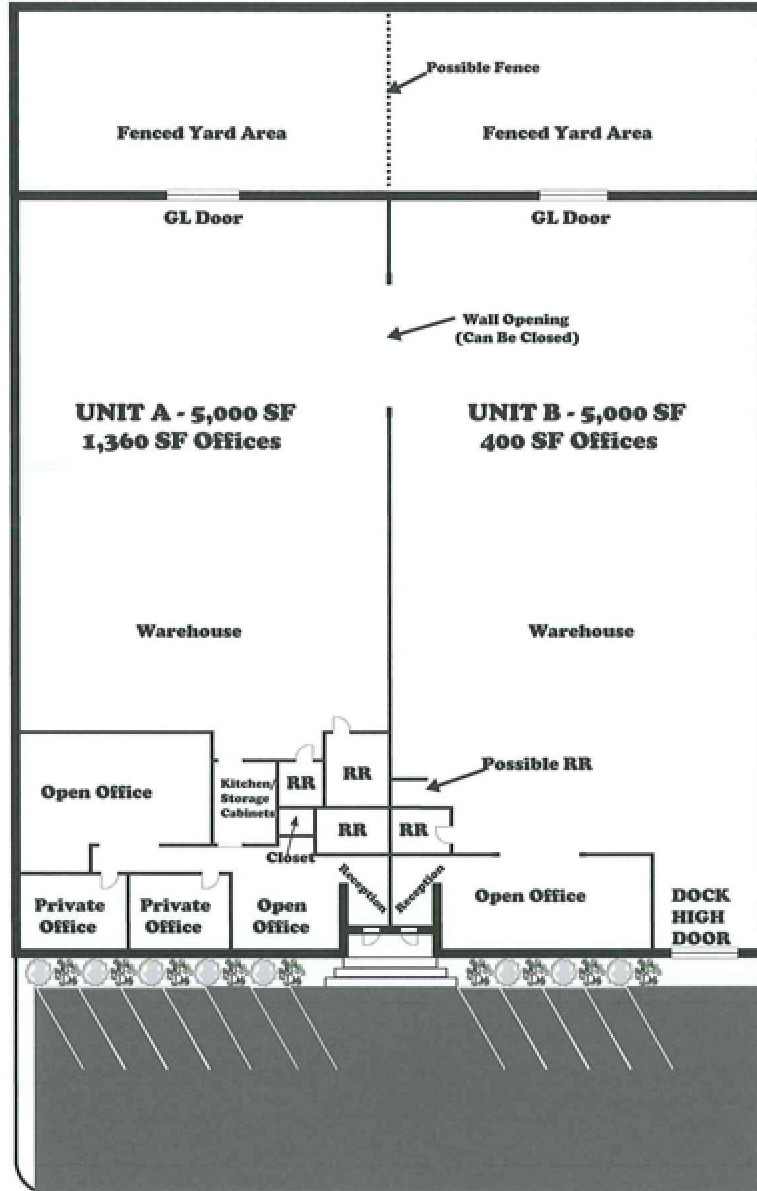
LEASE RENTAL \$ 2,950 /mo Gross 0.590 Net \_\_\_\_\_ Term ACCEPTABLE TO OWNER  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ TBD Yr 2008-2009  
 Terms \_\_\_\_\_ Possession Immediate  
 Avail SF 5,000 Dim IRR X IRR Power A 400 V 277-480 Ø 3 W TBD  
 Min. SF 5,000 Dim IRR X IRR Lighting VERIFY Heat NONE Cooling NONE PWR Notes VERIFY  
 Land SF POL Dim IRR X IRR Trk Hi Pos 1 Dim 10x12  
 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 17 OFFICE DATA Ofc SF 400 # 1 Rest Rms: M TBD W TBD  
 Pkg 5 Yard Yes Yr Blt 1962 A/C Y 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, Gregory E Jenkins Region S Listing # 1225402  
(562)908-6020 x206, Justin Wells (562)908-6016 x 205 FIRM Penta Pacific Properties 01/15/10  
 FTICF CB300Y200S000/OAA Notes Occupied. Lease Terms: 3-5 Years. Lessee to verify Power. (See Reverse).

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.  
 © American Industrial Real Estate Association



# 15506 Minnesota Ave, Units A&B



MINNESOTA AVE.



*Penta Pacific Properties*

**Douglas E. Wells**  
 (562) 908-6012  
 doug@pentapacific.com

**Gregory E. Jenkins**  
 (562) 908-6020  
 greg@pentapacific.com

**Justin C. Wells**  
 (562) 908-6016  
 justin@pentapacific.com