

INDUSTRIAL FOR LEASE

AVAIL SF: 4,041

TOTAL BLDG SF: 25,048



ADDRESS 16312 GARFIELD AV UNIT F, PARAMOUNT CA ZIP 90723

**Excellent Access To 91, 605, And 710 Freeways
Major Boulevard Frontage
Attractive Office Entry And Customer Parking
2 Large (12'X12') G.L. Loading Doors/Alley Access
\$2,000 Bonus To Co-Op Broker**

LEASE RENTAL \$ 2,021 /mo Gross 0.500 Net _____ Term 3-5 Years W/ Annual COLA
 SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate Tax \$ 2,933.00 Yr 2009-2010
 Avail SF 4,041 Power A 100 V 120-240 Ø 3 W TBD
 Min. SF 4,041 Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF POL Trk Hi Pos 0 Dim _____
 Const CTU Roof VERIFY Grd Lev Drs 2 Dim 12X12
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 2
 Sprkd NO Min Clr Hgt 16 OFFICE DATA Ofc SF 477 # 2
 Pkg 5 Yard No Yr Blt 1966R00 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 735-G5 Zone MI To Show Call Broker - FOR APPOINTMENT Sp. Feat. _____
 AGENT Douglas E Wells (562)908-6012 x203, Justin Wells (562)908-6016 Region S Listing # 1233377
 x 205 FIRM Penta Pacific Properties 07/16/10
 FTFC CB250N000S000/AOAA Notes Occupied. Lease Terms: 3-5 Years W/Annual COLA. CAM Charge of \$.04/sf in
addition to mo. rent. Base rental rate is valid only for 1st 6 mos. of lease w/app. credit on min 3-year term. Rate thereafter is \$0.75
PSF. Sp. Feat: Part of Industrial Park.

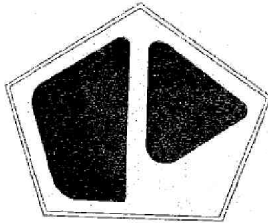
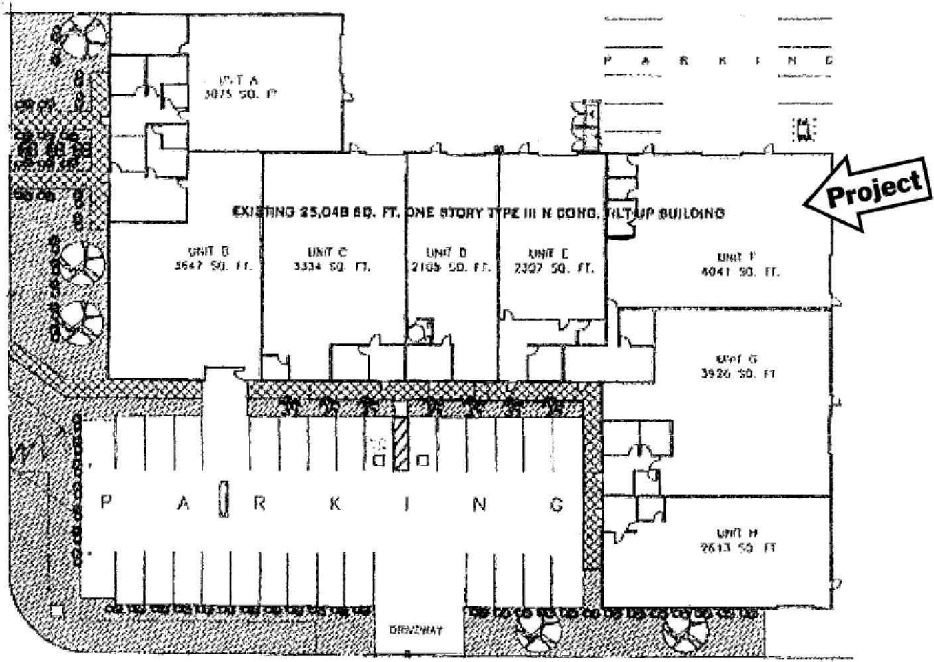
THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

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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