

INDUSTRIAL FOR LEASE

AVAIL SF: 1,752

TOTAL BLDG SF: 16,863



ADDRESS 1671 DEL AMO BL, CARSON CA ZIP 90746

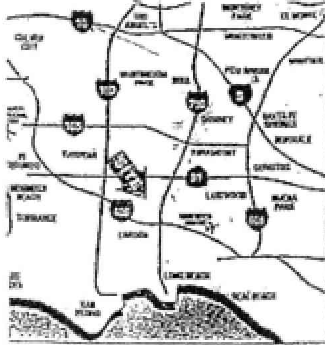
**Small CTU Industrial Park
Access To 405, 110, 91 & 710 Fwys.
10'x10' Rear G.L. Door
Broker Bonus**

LEASE RENTAL \$ 1,349 /mo Gross 0.770 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 1,172.00 Yr 2008-2009
 Terms _____ Possession VERIFY
 Avail SF 1,752 Dim IRR X IRR Power A 125 V 120-240 Ø 1 W 3
 Min. SF 1,752 Dim IRR X IRR Lighting VERIFY Heat SPACE Cooling OTH PWR Notes VERIFY
 Land SF POL Dim IRR X IRR Trk Hi Pos 0 Dim _____
 Const CTU Roof VERIFY Grd Lev Drs 1 Dim 10'x10' 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 600 # 2 Rest Rms: M TBD W TBD
 Pkg 4 Yard No Yr Blt 1969 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 764-G4 Zone ML To Show Lock Box - VERIFY Sp. Feat. _____
 AGENT Douglas E Wells (562)908-6012 x203 Region S Listing # 1223686
 FIRM Penta Pacific Properties 11/27/09
 FTCF CB250N000S000/AOAA Notes Lock Box- Front Door. Lease Terms: 2-5 Yrs or Submit. (See Reverse) Commission
Bonus: \$1,000 Nordstrom gift card (or cash) for min 3-yr deal completed by 12/31/09 (\$750 for 2-yr deal;\$500 for 1-yr deal). Sp.
Feat: Part of Industrial Park. Cooling:None

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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1671 E. DEL AMO BOULEVARD

- 1,752 square feet
- Concrete Tilt-up construction
- Industrial park
- Access from 91 and 710
- Major street frontage
- Rear loading door
- NO C.A.M.'s



PENTA
PACIFIC

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