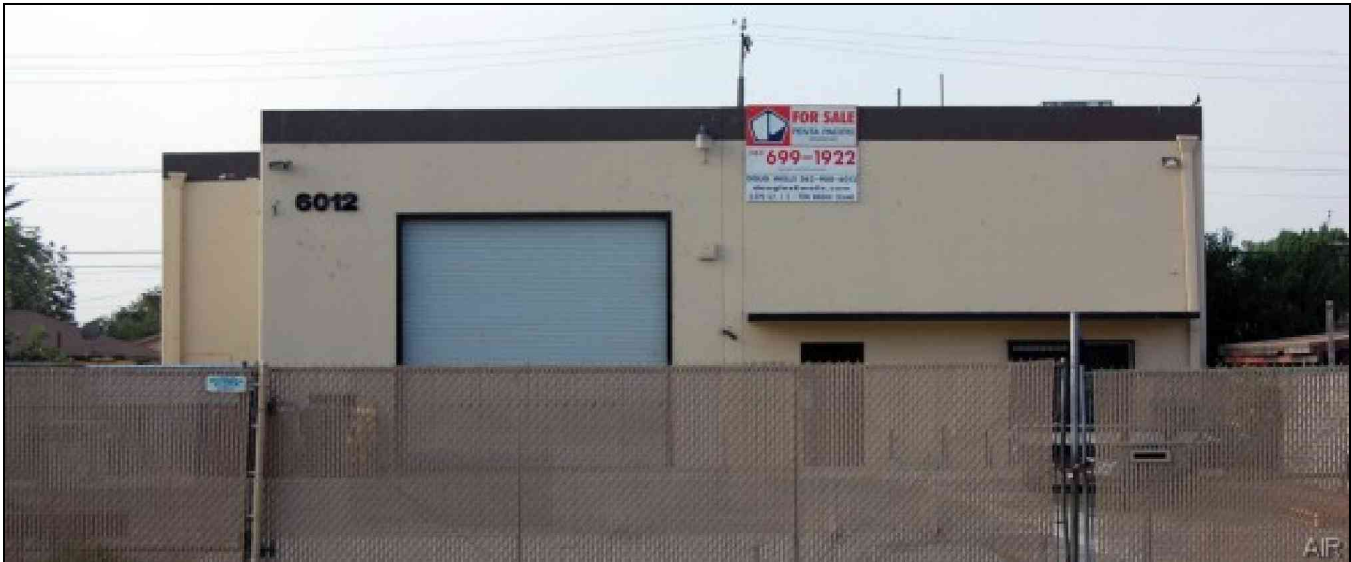


INDUSTRIAL FOR SALE

AVAIL SF: 5,680

TOTAL BLDG SF: 5,680



ADDRESS 6012 CLARA ST, BELL GARDENS CA ZIP 90201

**5-Ton Bridge Crane + Fenced Yard Area + New HVAC
400A 480V 3Ph / Recently Remodeled Restrooms
CTU W/ 18' Clr. / 10 Parking Spaces / Under \$105 PSF
Nr. L.B. (710) Fwy – Exit Florence Or Firestone (42) Bl.
Bonus 540 SF Storage Mezzanine/ Wired For Internet, Security Cameras**

LEASE RENTAL \$ NFL /mo Gross _____ Net 0.000 Term _____
 SALE PRICE \$ 595,000 Price/SF \$ 104.75 Tax \$ 5,114.00 Yr 2008-2009
 Terms ACCEPTABLE TO OWNER / SEE NOTES Possession COE
 Avail SF 5,680 Dim IRR X IRR Power A 400 V 480-480 Ø 3 W TBD
 Min. SF 5,680 Dim IRR X IRR Lighting VERIFY Heat TBD Cooling TBD PWR Notes VERIFY
 Land SF 9,591 Dim IRR X IRR Trk Hi Pos 0 Dim _____
 Const CTU Roof VERIFY Grd Lev Drs 2 Dim 1:12X12; 1:8X10 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 18 OFFICE DATA Ofc SF 300 # 1 Rest Rms: M TBD W TBD
 Pkg 10 Yard Yes-Fenced Yr Blt 1966 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 705-H2 Zone M1 To Show Call Broker - FOR APPOINTMENT Sp. Feat. CRNS,FREE
 AGENT Douglas E Wells (562)908-6012 x203, Justin Wells (562)908-6016 Region C Listing # 1220425
x 205 FIRM Penta Pacific Properties 09/18/09
 FTICF CB250N000S300/AOAA Notes Occupied. Small free standing CTU on 9,591 SF parcel. Great mfg. facility. (See reverse). Restroom: 1M / 1F. Special Features: Cranes, Paved Yard- Excess of Parking. Restroom: 1M/1F.

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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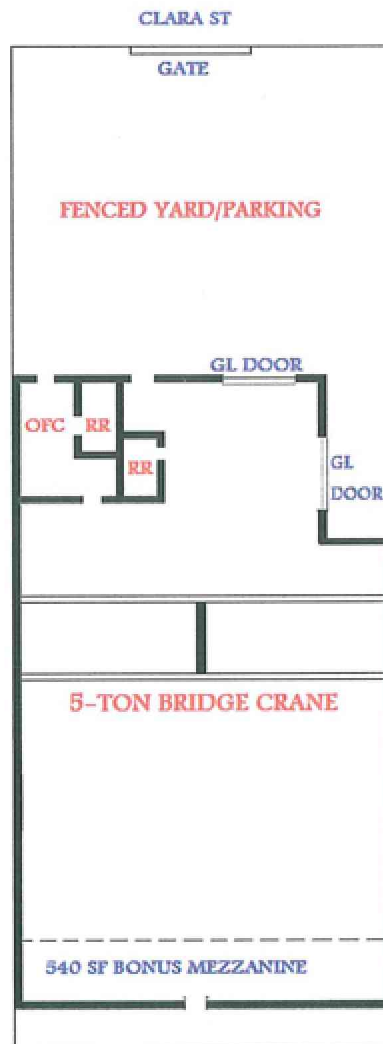




P E N T A P A C I F I C
P R O P E R T I E S

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