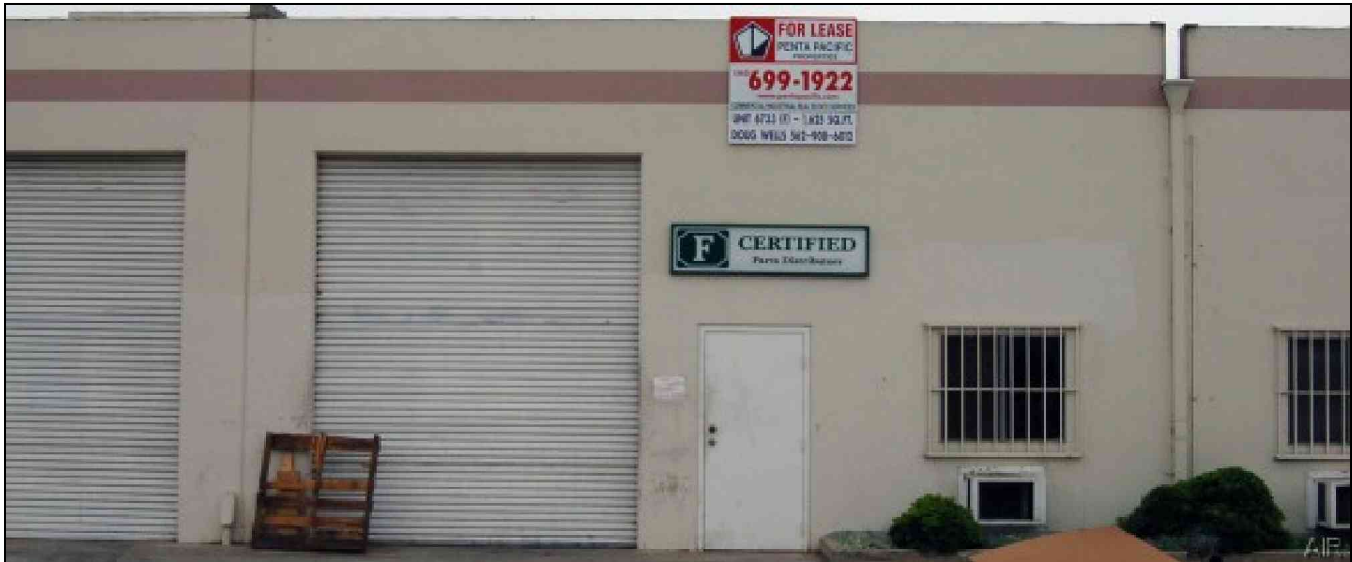


INDUSTRIAL FOR LEASE

AVAIL SF: 1,625

TOTAL BLDG SF: 12,780



ADDRESS 6733-6735 SUVA ST UNIT 6733-F, BELL GARDENS CA ZIP 90201

**Small CTU Industrial Park
M1 Zoning / 14' Clearance
Close To S.A. (5) And L.B. (710) Fwys.
No CAM Fees + Free Rent = .62 Effective Rate**

LEASE RENTAL \$ 1,100 /mo Gross 0.677 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ TBD Yr 2008-2009
 Terms _____ Possession Immediate
 Avail SF 1,625 Dim IRR X IRR Power A 200 V 120-240 Ø 3 W 1
 Min. SF 1,625 Dim IRR X IRR Lighting VERIFY Heat VERIFY Cooling VERIFY PWR Notes VERIFY
 Land SF POL Dim IRR X IRR Trk Hi Pos 0 Dim _____
 Const CTU Roof VERIFY Grd Lev Drs 1 Dim _____ 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 130 # TBD Rest Rms: M TBD W TBD
 Pkg 1 Yard Yes-Fenced Yr Blt 1953 A/C TBD Heat TBD Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 705-J1 Zone M1 To Show Lock Box - VERIFY Sp. Feat. _____
 AGENT Douglas E Wells (562)908-6012 x203, Justin Wells (562)908-6016 Region C Listing # 1200560
x 205 FIRM Penta Pacific Properties 08/22/08
 FTCF CB250N000S000/AOAA Notes AIR Lock Box - On Security Bar. Lease Terms: 1-3 Yrs. No. Of Offices: 1. No CAM fee.

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

