

LAND

FOR LEASE

AVAIL SF: 53,248ACRES: 1.22ADDRESS 8044 SALT LAKE AV, CUDAHY CA ZIP 90201

**Truck Maintenance or Contractor's Yard
 Fenced, Concrete Yard Area
 Close to (710) & (105) Fwys
 1,300 Sq. Ft. Maint. Bldg. + 800 Sq. Ft. Canopy
 600 Sq. Ft. Office Bldg.**

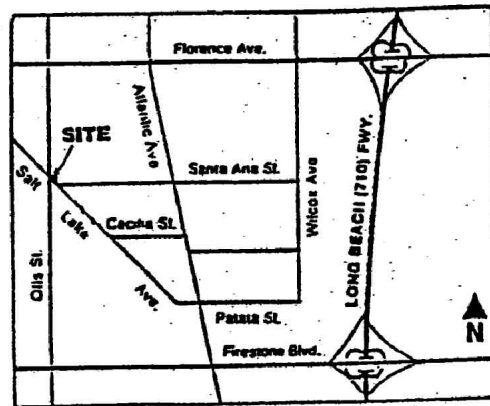
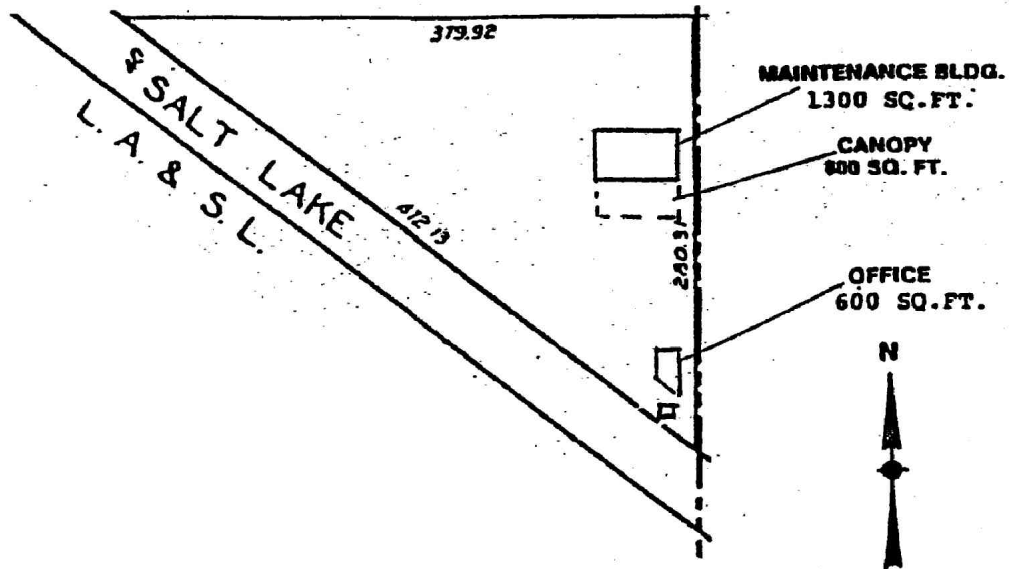
LEASE RENTAL \$ 8,466 /mo Gross 0.159 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ TBD Yr 2010-2011
 Possession VERIFY Assessor's Parcel # 6224-008-015
 Avail SF 53,248 Fenced Yes Paved Yes Rail NONE
 Min. SF 53,248 Bldg(s) SF Description VERIFY
 Net Avail SF 53,248
 Land Description _____

Sewer Lines Y Water Lines Y Gas Lines Y Thomas Bk Pg# 705-D2 Zone M2Utility Comments In StreetAGENT Douglas E Wells (562)908-6012 x203 Region C Listing # 1239310FIRM Penta Pacific Properties 12/31/10FTCF CB250N000S250/AOAA Notes Lease Terms: 5 Years w/ Annual CPI. Subject to termination of lease w/ existing tenant. (see reverse). Current use is for a truck yard. Bldg(s) SF Desc: 1,900 sq. ft. bldgs. (2RR).

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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1.22 ACRE TRUCK YARD & MAINTENANCE BLDG. 8044 SALT LAKE AVENUE, CUDAHY, CA



For additional info contact:

PENTA PACIFIC PROPERTIES
Douglas E. Wells

(562) 908-6012



PENTA
PACIFIC