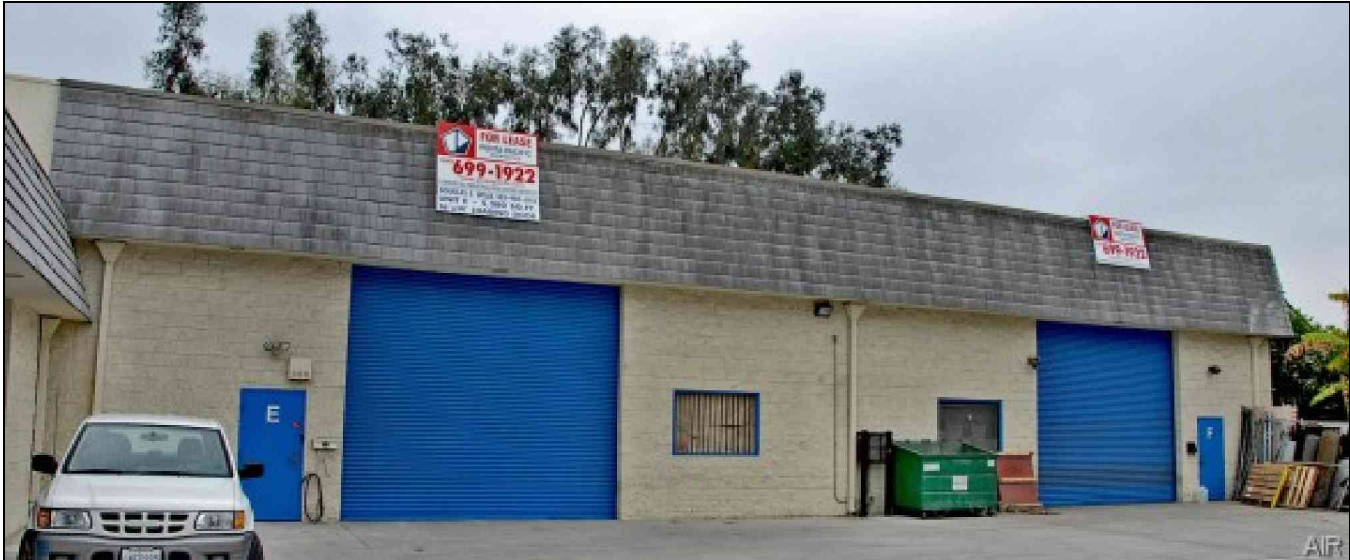


INDUSTRIAL FOR LEASE

AVAIL SF: 2,640

TOTAL BLDG SF: 16,100



ADDRESS 8650 SOMERSET BL UNIT F, PARAMOUNT CA ZIP 90723

Oversized Loading Door - 16' Wide X 14' High
Clean Industrial Park - End Unit
Close To (105), (91), (605) And (710) Fwys
18' Clearance - No CAMS

LEASE RENTAL \$ 1,980 /mo Gross 0.750 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 1,835.00 Yr 2007-2008
 Terms _____ Possession Immediate
 Avail SF 2,640 Dim IRR X IRR Power A 400 V 120-240 Ø 3 W TBD
 Min. SF 2,640 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 TBD Incl in Avail SF N Rest Rms: M TBD W TBD
 Sprkd NO Min Clr Hgt 18 OFFICE DATA Ofc SF 100 # TBD Rest Rms: M TBD W TBD
 Pkg 4 Yard Yes-Fenced Yr Blt 1978 A/C TBD Heat TBD Fin Ofc Mezz SF TBD Incl in Avail SF N
 Thomas Bk Pg# 735-J4 Zone M1 To Show Call Broker - FOR APPOINTMENT Sp. Feat. _____
 AGENT Douglas E Wells (562)908-6012 x203 Region S Listing # 1210315
 FIRM Penta Pacific Properties 02/27/09
 FTFC CB250N000S000/AOAA Notes Occupied. Lease Term: 1-3 Years Or Submit. Const: Concrete Block. Special
Features: Part of Industrial Park.

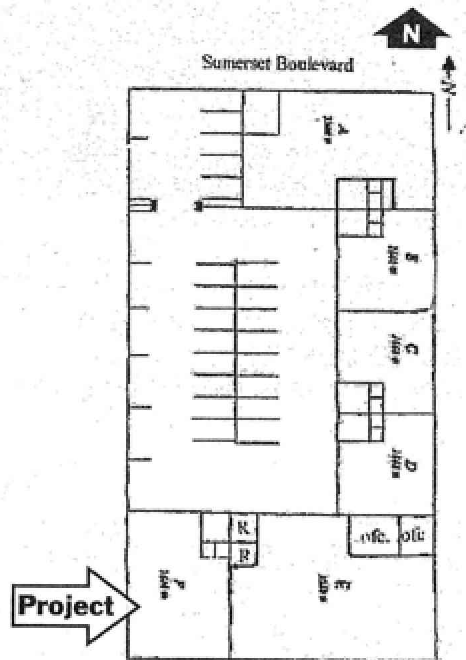
THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

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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8650 Somerset Bl., Paramount, CA 90723