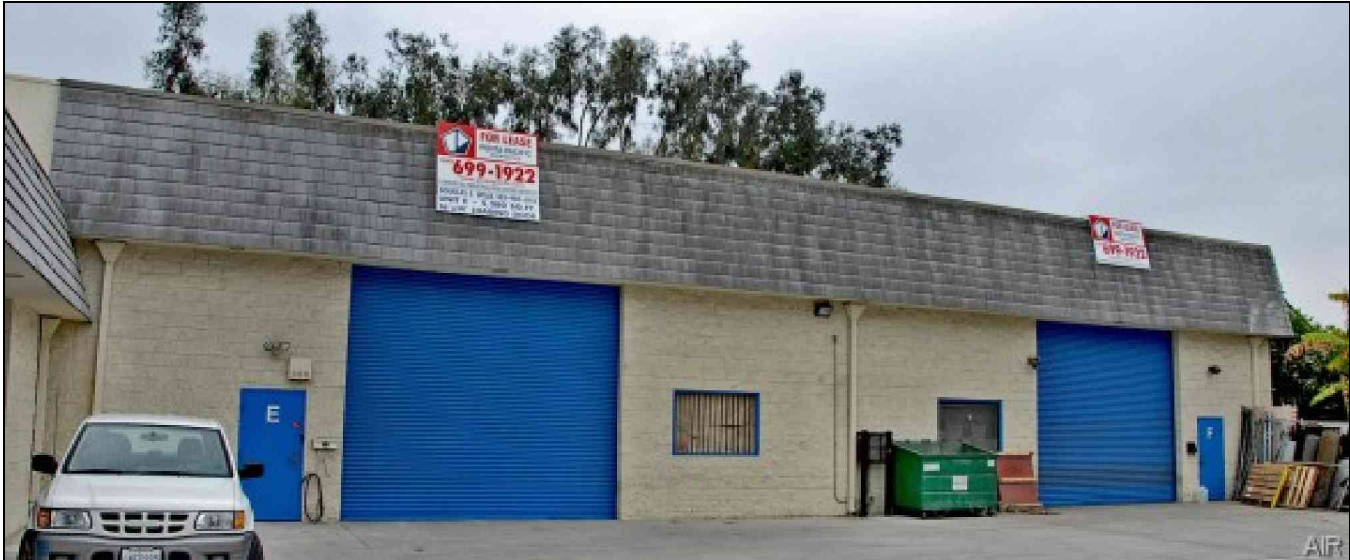


# INDUSTRIAL FOR LEASE

AVAIL SF: 5,280

TOTAL BLDG SF: 16,100



ADDRESS 8650 SOMERSET BL UNIT E, PARAMOUNT CA ZIP 90723

**.49 PSF Gross + No CAMS**  
**Extra Large Loading Door - 16' Wide X 14' High**  
**Close To (105), (91), (605) And (710) Fwys.**  
**400 Amps 208 Volt 3Ph Power**  
**18' Clearance / Two (2) Offices / Two (2) Restrooms**

LEASE RENTAL \$ 2,588 /mo Gross 0.490 Net \_\_\_\_\_ Term ACCEPTABLE TO OWNER  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ 3,104.00 Yr 2007-2008  
 Terms \_\_\_\_\_ Possession Immediate  
 Avail SF 5,280 Dim IRR X IRR Power A 400 V 208-208 Ø 3 W TBD  
 Min. SF 5,280 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 450 # TBD Rest Rms: M TBD W TBD  
 Pkg 8 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, Justin Wells (562)908-6016 Region S Listing # 1202485  
x 205 FIRM Penta Pacific Properties 10/03/08  
 FTFC CB300N000S000/AOAA Notes \$3000 cash bonus to Co-op broker. Occupied. Lease Term: 2-5 Yrs. No. Of offices: 2.  
No CAM Fees. 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.  
 © American Industrial Real Estate Association

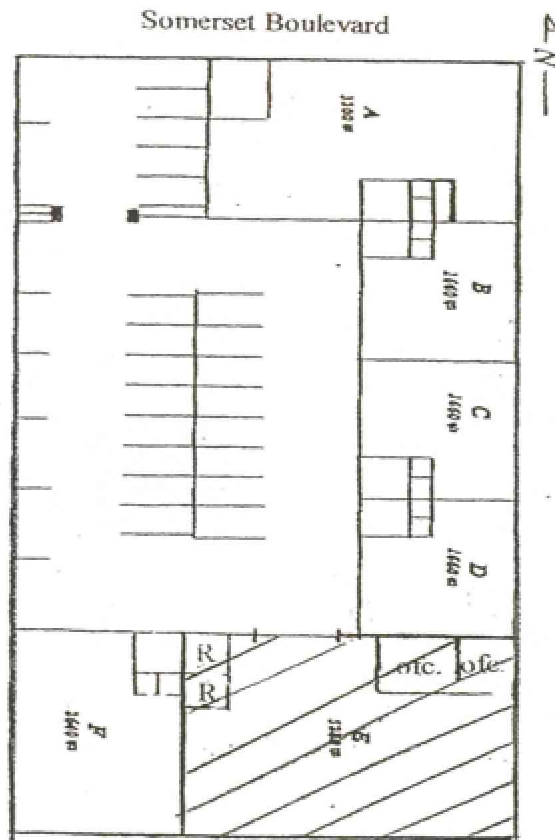




PENTA  
PACIFIC

For further information contact:

Douglas E. Wells  
PENTA PACIFIC PROPERTIES  
(562) 908-6012



**8650 Somerset Bl., Paramount, CA 90723**

- 5,280 sq. ft.
- 18' clearance
- 400 amps 208 volt 3 phase power
- 16' wide x 14' high loading door
- foil ceiling
- M1 zoning