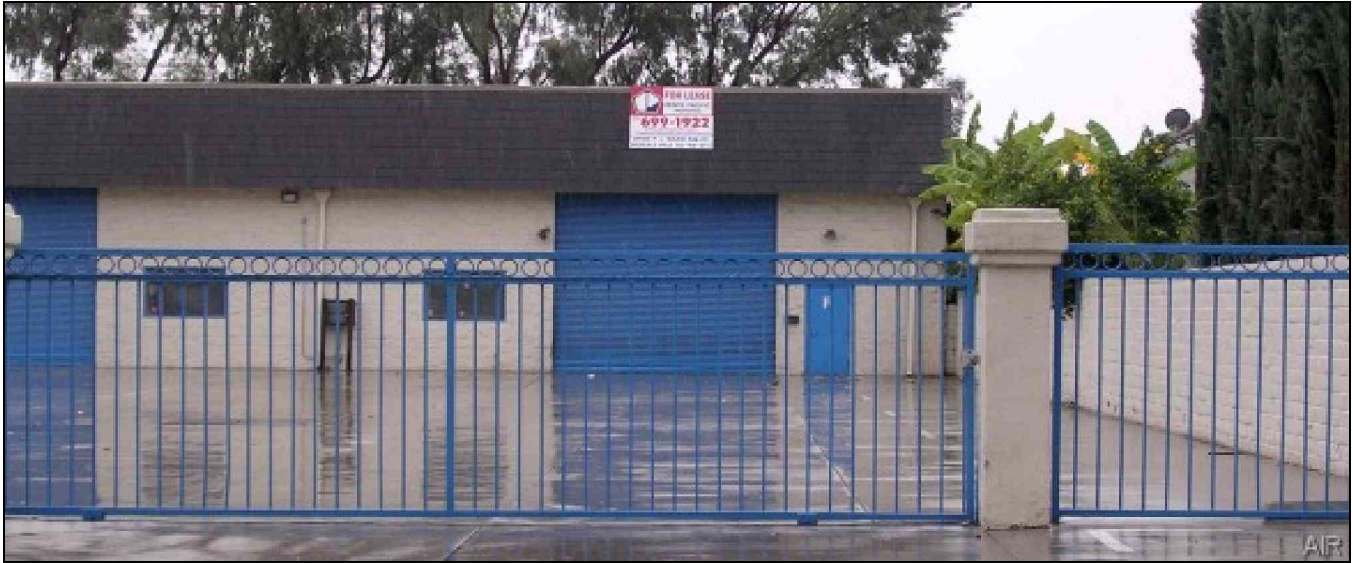


# INDUSTRIAL FOR LEASE

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 Unit**  
**Close to (105), (91), (605) and (710) Fwys**  
**18' Clearance – No CAM Fees**

LEASE RENTAL \$ 1,835 /mo Gross 0.695 Net \_\_\_\_\_ Term 2-5 Years or Submit  
SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Possession Immediate Tax \$ 1,948.00 Yr 2010-2011  
Avail SF 2,640 Power A 400 V 120-240 Ø 3 W TBD  
Min. SF 2,640 Heat NONE Cooling NONE PWR Notes VERIFY  
Land SF POL Truck Hi Pos 0 Dim \_\_\_\_\_  
Const BLK Roof VERIFY Grd Lev Drs 1 Dim 16x14  
Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 2  
Sprinklered NO Min Clear Height 18 OFFICE DATA Office SF 100 # 1  
Pkg 4 Yard Yes-Fenced Yr Blt 1978 A/C Y Heat Y Fin Ofc Mezz SF 0 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 # 1239033  
x 205 FIRM Penta Pacific Properties 12/17/10  
FTCF CB300Y200S000/AOAA Notes Occupied. Sp. Feat: Part of Industrial Park. No CAM Fees.

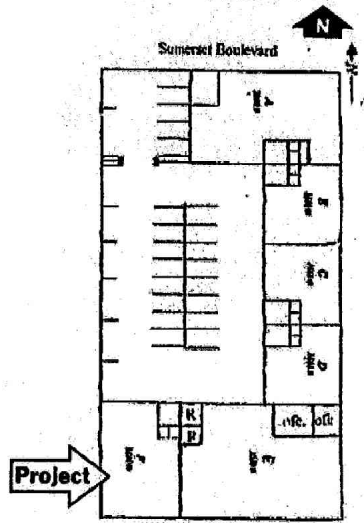
THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

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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PENTA  
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8650 Somerset Bl., Paramount, CA 90723