

INDUSTRIAL FOR LEASE

AVAIL SF: 4,463

TOTAL BLDG SF: 196,076



ADDRESS 9244 HALL, DOWNEY CA ZIP 90241

Cornerstone Commerce Centre
Below Market Rent – Corner Unit
High Quality Building/Steward & Gray Rd. Visibility
Sprinklered with 18' Clearance
Easy Access to (5), (605) & (105) Fwys
Near Firestone (42) & Lakewood (19) Bl.

LEASE RENTAL \$ 2,589 /mo Gross 0.580 Net _____ Term 3 Years
 SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate Tax \$ TBD Yr 2009-2010
 Avail SF 4,463 Power A 200 V 120-208 Ø 3 W 4
 Min. SF 4,463 Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF POL Truck Hi Pos 0 Dim _____
 Const CTU Roof VERIFY Grd Lev Drs 1 Dim 10x14
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 1
 Sprinklered YES Min Clear Height 18 OFFICE DATA Office SF 550 # 2
 Pkg 5 Yard No Yr Blt 2008 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 706-C6 Zone M2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. PARK
 AGENT Douglas E Wells (562)908-6012 x203, Justin Wells (562)908-6016 Region C Listing # 1242611
 x 205 FIRM Penta Pacific Properties 03/25/11
 FTFC CB250Y150S000/AOAA Notes Call Broker for Appt. \$500 AMEX Gift Card to Co-Op Broker. Lease term: 3 Yrs. Yr
1 @ \$0.58 G, Yr 2 @ \$0.65 G & Yr 3 @ \$0.70 G. Total CAM Fee= \$0.06 psf per mo. Sp. Feat: 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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