

INDUSTRIAL FOR LEASE

AVAIL SF: 6,532

TOTAL BLDG SF: 6,532



ADDRESS 9258 HALL RD, DOWNEY CA ZIP 90241

Cornerstone Commerce Center
Below Market Rent
High Quality Building
Sprinklered W/ 18' Clearance
Easy Access To (5), (605) & (105) Fwys
Near Firestone (42) & Lakewood (14) Bl.

LEASE RENTAL \$ 3,789 /mo Gross 0.580 Net _____ Term 3 Years
SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate Tax \$ TBD Yr 2009-2010
 Avail SF 6,532 Power A 200 V 120-208 Ø 3 W TBD
 Min. SF 6,532 Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF POL Trk Hi Pos 0 Dim _____
 Const CTU Roof VERIFY Grd Lev Drs 2 Dim 10X14
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 1
 Sprkd YES Min Clr Hgt 18 **OFFICE DATA** Ofc SF 1,100 # 4
 Pkg 10 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. FREE,PARK
AGENT Douglas E Wells (562)908-6012 x203, Justin Wells (562)908-6016 Region SE Listing # 1232755
 x 205 FIRM **Penta Pacific Properties** 07/02/10
 FTFCF CB250Y150S200/AOAA Notes Lease Terms: 3 Years. Yr 1 @ \$.58 Grs, Yr 2 @ \$.65 Grs and Yr 3 @ \$.70 Grs. Total
CAM charge = \$.06 PSF per month. Actual address: 9258 And 9258 1/2 Hall Road. Sp. Feat: Part of Industrial Park & Free
Standing Building.

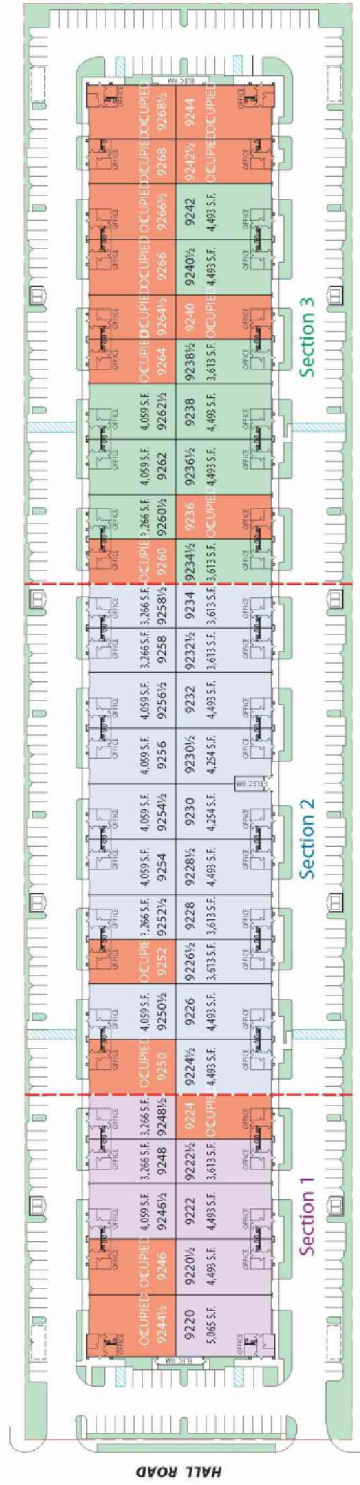
THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

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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Cornerstone Commerce Center

9220-9268 1/2 Hall Rd., Downey, California 90241



Section 1 Lease Rates
 Year 1 - \$.65 GRS
 Year 2 - \$.70 GRS
 Year 3 - \$.75 GRS

Section 2 Lease Rates
 Year 1 - \$.58 GRS
 Year 2 - \$.65 GRS
 Year 3 - \$.70 GRS

Section 3 Lease Rates
 Year 1 - \$.565 GRS
 Year 2 - \$.62 GRS
 Year 3 - \$.68 GRS

Rexford Industrial
 Real Estate Acquisition Development & Management
www.rexfordindustrial.com

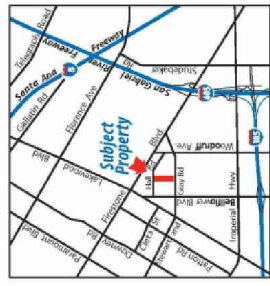


Penta Pacific Properties

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Exclusive Agents

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