

INDUSTRIAL FOR LEASE

AVAIL SF: 3,266
 TOTAL BLDG SF: 196,076



ADDRESS 9260 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) Fwy
Near Firestone (42) & Lakewood (14) Bl.

LEASE RENTAL \$ 1,846 /mo Gross 0.565 Net _____ Term 3 Yrs
 SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate Tax \$ TBD Yr 2009-2010
 Avail SF 3,266 Power A 200 V 120-208 Ø 3 W TBD
 Min. SF 3,266 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: _____
 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 SE Listing # 1232796
 x 205 FIRM Penta Pacific Properties 07/02/10
 FTFCF CB250Y150S200/AOAA Notes \$500 AmEx gift card to co-op Broker. Lease Terms: 3 Yrs. 1ST 6 MO @ \$.55G, 2ND 6 MO @ \$.58G, YR 2 @ \$.62G, Yr 3 @ \$.68G. Total CAM Fee = \$.06 PSF per mo. ACTUAL ADDRESS: 9260 1/2 HALL ROAD.
 Sp Feat: Part of Industrial Park.

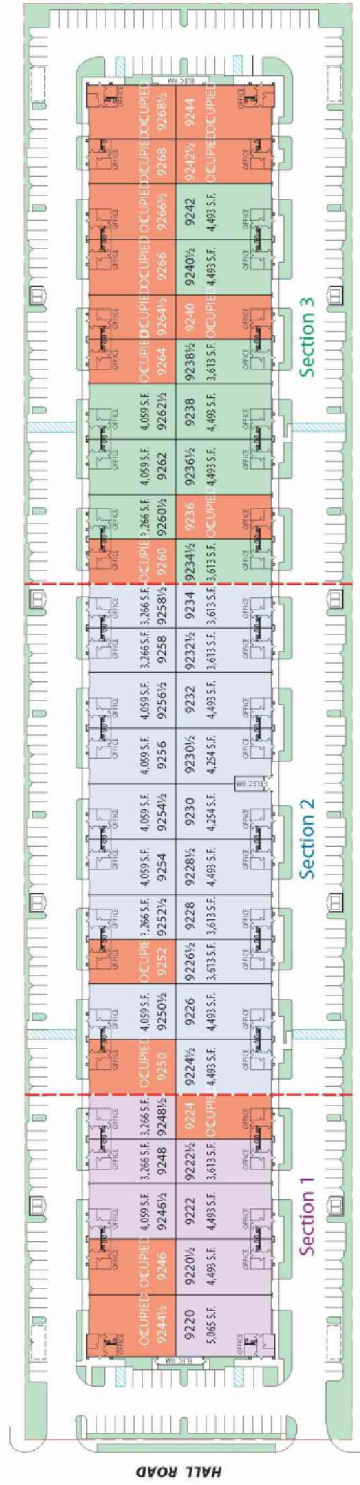
THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

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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Cornerstone Commerce Center

9220-9268½ 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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