

# INDUSTRIAL FOR LEASE

AVAIL SF: 4,059

TOTAL BLDG SF: 196,076



ADDRESS 9262 HALL RD UNIT 9262 1/2, 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 (19) Bl.**

LEASE RENTAL \$ 2,232 /mo Gross 0.550 Net \_\_\_\_\_ Term 3 Years  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Possession Immediate Tax \$ TBD Yr 2009-2010  
 Avail SF 4,059 Power A 200 V 120-208 Ø 3 W TBD  
 Min. SF 4,059 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 SE Listing # 1232753  
 x 205 FIRM Penta Pacific Properties 07/02/10  
 FTFCF CB250Y150S200/AOAA Notes \$500 AMEX gift card to co-op Broker. Lease Terms: 3 Years. 1st 6 mos @ \$.55 G, 2nd 6 mos @ \$.58 G, Yr 2 @ \$.62 G and Yr 3 @ \$.68 G. Total CAM Fee = \$.06 PSF per mo. Actual address: 9262 1/2 Hall Road. Sp.  
 Feat: Part of Industrial Park.TR

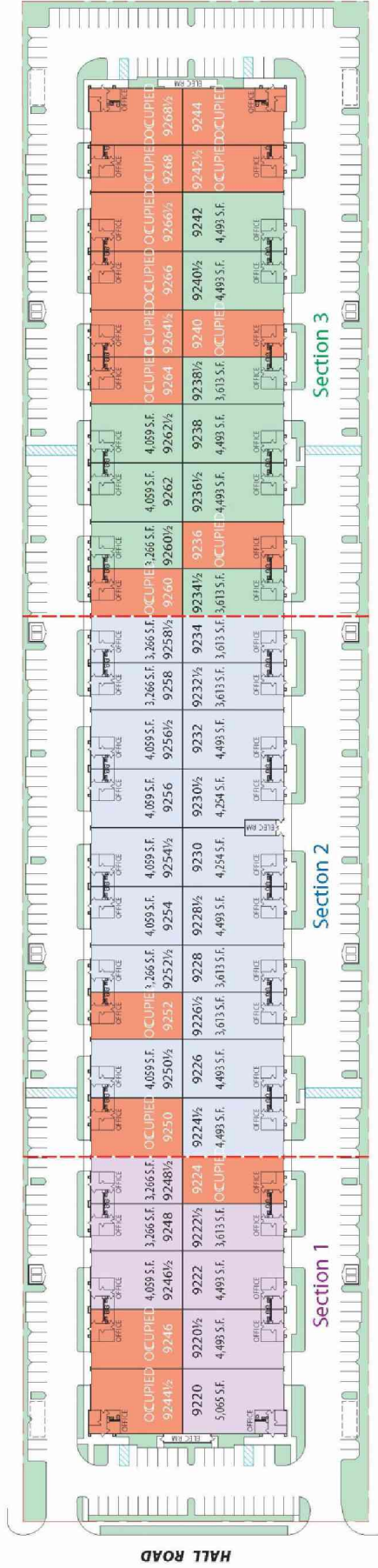
**THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS**

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



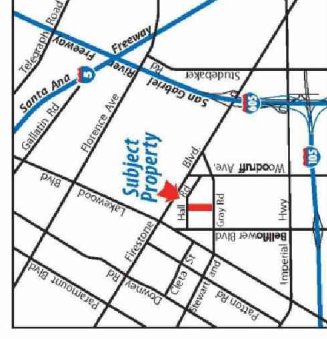
*Penta Pacific Properties*

**Rexford Industrial**  
 Real Estate Acquisition Development & Management  
[www.rexfordindustrial.com](http://www.rexfordindustrial.com)

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Exclusive Agents

9500 Norwalk Blvd, Santa Fe Springs, CA 90670



The information contained herein is from sources we deem reliable but, we do not guarantee its accuracy. All measurements & dimensions are approximations and are not to scale. Clients are encouraged to verify their accuracy.