

# INDUSTRIAL FOR LEASE

AVAIL SF: 9,800

TOTAL BLDG SF: 9,800



ADDRESS 11821 SLAUSON AV, SANTA FE SPRINGS CA ZIP 90670

LEASE RENTAL \$ 6,370 /mo Gross 0.650 Net \_\_\_\_\_ Term ACCEPTABLE TO OWNER  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ TBD Yr 2009-2010  
 Terms \_\_\_\_\_ Possession D-07/01/09  
 Avail SF 9,800 Dim IRR X IRR Power A 400 V 120-240 Ø 3 W 4  
 Min. SF 1,900 Dim IRR X IRR Lighting VERIFY Heat FAU Cooling OTH PWR Notes VERIFY  
 Land SF POL Dim IRR X IRR Trk Hi Pos 0 Dim \_\_\_\_\_  
 Const CTU Roof VERIFY Grd Lev Drs 2 Dim 10x14 Well N  
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Rest Rms: M TBD W TBD  
 Sprkd YES Min Clr Hgt 14 OFFICE DATA Ofc SF 1,584 # 5 Rest Rms: M TBD W TBD  
 Pkg 10 Yard Yes-Fncd/Pvd Yr Blt 1969 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N  
 Thomas Bk Pg# 706-J1 Zone IND To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE, YARD  
 AGENT Steven K Naylor (562)908-6015 Region SE Listing # 1216765  
 FIRM Penta Pacific Properties 06/26/09  
 FTFC CB250N000S000/AOAA Notes Lease Terms: 2-5 Years. Co listed with Bret Blazicek - C & T Estate Consulting. (310) 251-5777. Special Features: Paved Yard Area. Cooling: None.

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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