

# INDUSTRIAL FOR LEASE

AVAIL SF: 3,600

TOTAL BLDG SF: 3,600



ADDRESS 12305 WOODRUFF AV, DOWNEY CA ZIP 90241

**Free Standing Building**  
**Rear Fenced Yard Area – 35' x 50'**  
**14' Wide Loading Door**  
**Near (605), (105) & (5) Fwys**

LEASE RENTAL \$ 2,340 /mo Gross 0.650 Net \_\_\_\_\_ Term 3-5 Years  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Possession I30 Tax \$ 1,032.00 Yr 2010-2011  
 Avail SF 3,600 Power A 200 V 240-240 Ø 3 W 4  
 Min. SF 3,600 Heat NONE Cooling NONE PWR Notes VERIFY  
 Land SF POL Truck Hi Pos 0 Dim \_\_\_\_\_  
 Const BLK Roof LAM Grd Lev Drs 1 Dim 14 x 10  
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 2  
 Sprinklered NO Min Clear Height 12 OFFICE DATA Office SF 200 # 1  
 Pkg 4 Yard Yes-Fenced Yr Blt 1962 A/C N Heat N Fin Ofc Mezz SF 0 Incl in Avail SF N  
 Thomas Bk Pg# 706-C7 Zone M1 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE  
 AGENT Douglas E Wells (562)908-6012 x203 Region SE Listing # 1250855  
 FIRM Penta Pacific Properties 11/04/11  
 FTFC CB250N000S000/AOAA Notes Occupied. Call broker for appointment. Plus \$60.00/Mo for water. Double security deposit required for all tenants. Current tenant is Mo. to Mo. Special Feature: 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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