

# INDUSTRIAL FOR LEASE

AVAIL SF: 8,000

TOTAL BLDG SF: 48,000



ADDRESS 12309 TELEGRAPH RD, SANTA FE SPRINGS CA ZIP 90670

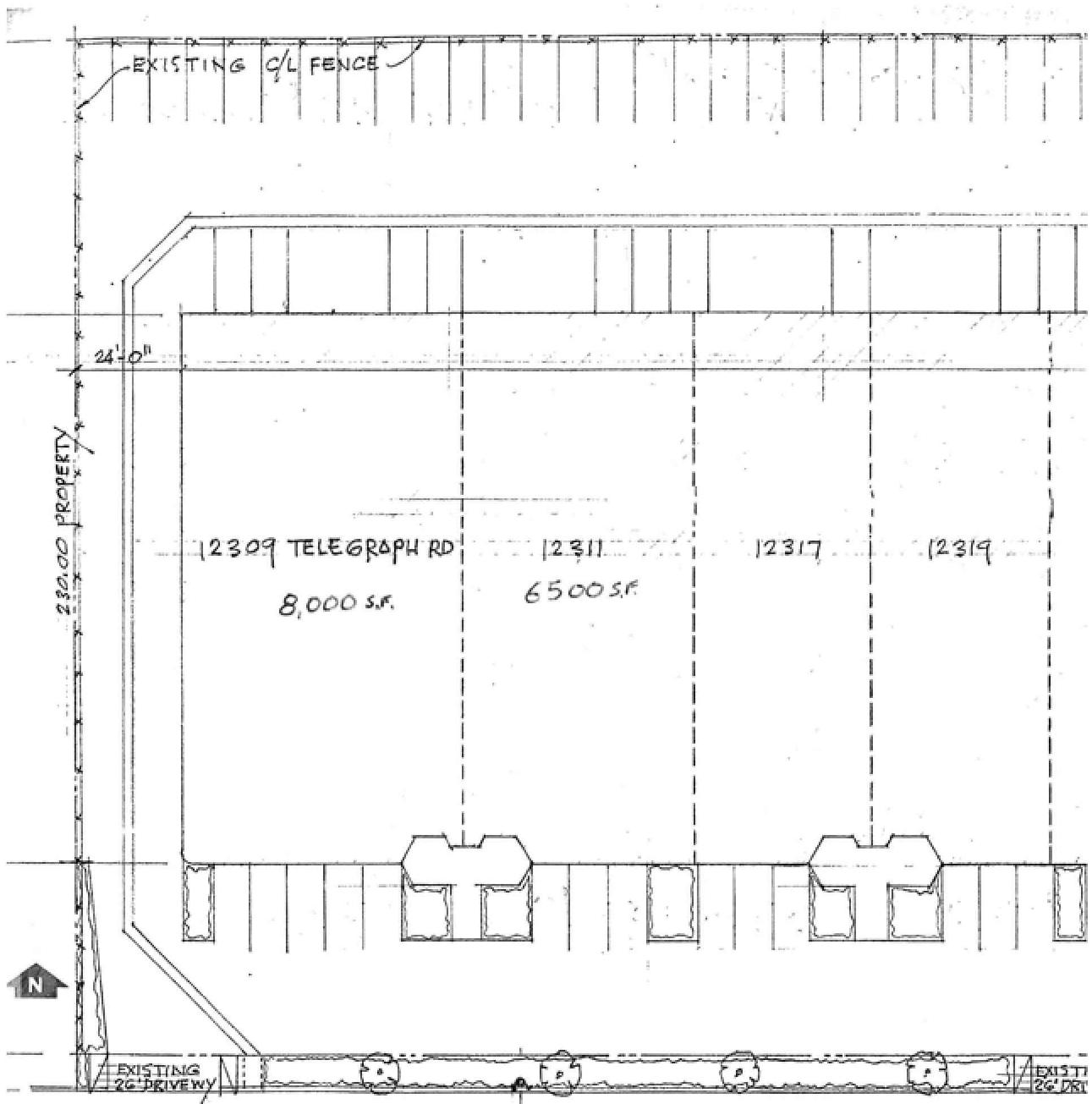
**Major Street Exposure - End Unit**  
**Clean Industrial Park**  
**Low Gross Lease Rate, No CAM Fees**  
**Adjacent To Pedestrian Bridge, Restaurants**

LEASE RENTAL \$ 4,720 /mo Gross 0.590 Net \_\_\_\_\_ Term ACCEPTABLE TO OWNER  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ 33,641.00 Yr 2008-2009  
 Terms \_\_\_\_\_ Possession D-11/15/09  
 Avail SF 8,000 Dim IRR X IRR Power A 200 V 240-240 Ø 3 W 4  
 Min. SF 8,000 Dim IRR X IRR Lighting VERIFY Heat NONE Cooling NONE PWR Notes VERIFY  
 Land SF POL Dim IRR X IRR Trk Hi Pos 0 Dim \_\_\_\_\_  
 Const CTU Roof VERIFY Grd Lev Drs 1 Dim 18x12 Well N  
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Rest Rms: M TBD W TBD  
 Sprkd NO Min Clr Hgt 16 OFFICE DATA Ofc SF 700 # 1 Rest Rms: M TBD W TBD  
 Pkg 16 Yard No Yr Blt 1978 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N  
 Thomas Bk Pg# 706-J4 Zone M2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. \_\_\_\_\_  
 AGENT Gregory E Jenkins (562)908-6020 x206 Region SE Listing # 1221249  
 FIRM Penta Pacific Properties 10/02/09  
 FTFC CB250N000S000/OAA Notes Call broker for key. Lease Terms: 3 To 5 Years. Special Features: Part Of Industrial Park. Lessor pays taxes.

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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For additional information contact:  
**GREG JENKINS (562) 908-6020**  
Penta Pacific Properties