

INDUSTRIAL SUBLEASE

AVAIL SF: 5,661TOTAL BLDG SF: 52,368ADDRESS 14516 S GARFIELD AV, PARAMOUNT CA ZIP 90723

Lyons Garfield Industrial Center
Ground Loading W/Excellent Freeway Access
21' Hi Pile Storage W/.45/3000 Sprinklers
Offices with Kitchen & Oak Accents
Secured Trash Vault; Natural Gas Stubbed

LEASE RENTAL \$ 3,680 /mo Gross 0.650 Net _____ Term **Sublease Thru 06/03/2013**

SALE PRICE \$ NFS Price/SF \$ _____ Possession **Immediate** Tax \$ 6,546.00 Yr 2007-2008

Avail SF 5,661 Power A 200 V 277-480 Ø 3 W 4

Min. SF 5,661 Heat NONE Cooling NONE PWR Notes VERIFY

Land SF POL Truck Hi Pos 0 Dim _____

Const CTU Roof LAM Grd Lev Drs 1 Dim 12X12

Rail NONE Unfin Ofc Mezz SF 906 Incl in Avail SF Y Restrooms: 2

Sprinklered YES Min Clear Height 21 **OFFICE DATA** Office SF 756 # 3

Pkg _____ Yard No Yr Blt 1987 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N

Thomas Bk Pg# 735-G3 Zone M2 To Show **Call Broker - FOR APPOINTMENT** Sp. Feat. **PARK**

AGENT Tim Hickok (562)908-6018 x207 Region S Listing # 1241791

FIRM **Penta Pacific Properties** 03/04/11

FTCF CB250Y000S000/AOAA Notes **Call broker for appointment. 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.
© American Industrial Real Estate Association

