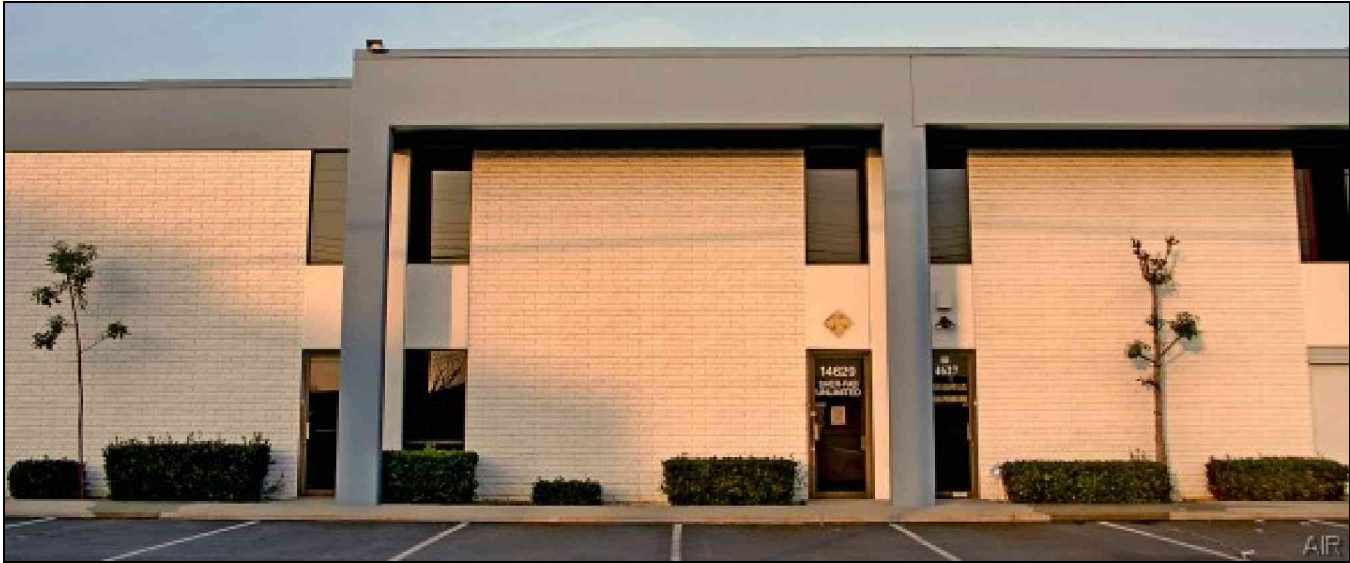


INDUSTRIAL FOR LEASE

AVAIL SF: 2,150

TOTAL BLDG SF: 48,176



ADDRESS 14613-14635 CARMENITA RD UNIT 14629, NORWALK CA ZIP 90650

Carmenita Business Center - No CAM Fees
North Of S.A. (5) Fwy On Carmenita
Main Street Frontage/Rear Loading Door
\$1,000 Bonus Co-op Broker

LEASE RENTAL \$ 806 /mo Gross 0.375 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 1,079.00 Yr 2009-2010
 Terms _____ Possession Immediate
 Avail SF 2,150 Dim IRR X IRR Power A 200 V 120-120 Ø 3 W 4
 Min. SF 2,150 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 12'x12' Well N
 Rail NONE Unfin Ofc Mezz SF TBD Incl in Avail SF N Rest Rms: M TBD W TBD
 Sprkd NO Min Clr Hgt 15 OFFICE DATA Ofc SF 410 # 2 Rest Rms: M TBD W TBD
 Pkg 5 Yard No Yr Blt 1972 A/C Y Heat Y Fin Ofc Mezz SF TBD Incl in Avail SF N
 Thomas Bk Pg# 737-C3 Zone M1 To Show Lock Box - VERIFY Sp. Feat. PARK
 AGENT Douglas E Wells (562)908-6012 x203, Justin Wells (562)908-6016 Region SE Listing # 1226321
x 205, Steven K Naylor (562)908-6015 FIRM Penta Pacific Properties 01/29/10
 FTCAF CB250N000S000/AOAA Notes JX206 Lock Box- Door. Lease Terms: 2-5 Years. (See Reverse). Base rental rate is valid only for the first 6 months of the Lease with approved credit on a minimum 2-year term. Rate thereafter is \$.75/SF.

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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