

INDUSTRIAL FOR LEASE

AVAIL SF: 6,427

TOTAL BLDG SF: 48,176



ADDRESS 14613-14635 CARMENITA RD UNIT 14633-14635, ZIP 90650

**Carmenita Business Center / 1,850 SF Of Office Space
North Of S.A. (5) Fwy On Carmenita
Main Street Frontage/Rear Loading Door
No CAMs**

LEASE RENTAL \$ 2,217 /mo Gross 0.345 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 2,756.00 Yr 2009-2010
 Terms _____ Possession Immediate
 Avail SF 6,427 Dim IRR X IRR Power A 200 V 120-208 Ø 3 W 4
 Min. SF 6,427 Dim IRR X IRR Lighting VERIFY Heat VERIFY Cooling VERIFY PWR Notes VERIFY
 Land SF POL Dim IRR X IRR Trk Hi Pos 0 Dim _____
 Const CTU Roof VERIFY Grd Lev Drs 2 Dim 10x12 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 1,850 # 8 Rest Rms: M TBD W TBD
 Pkg 14 Yard No Yr Blt 1972 A/C TBD Heat TBD 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, Steven K Naylor Region SE Listing # 1212764
(562)908-6015, Justin Wells (562)908-6016 x 205 FIRM Penta Pacific Properties 04/10/09
 FTICF CB250N000S000/AOAA Notes Lock Box - JX206 On Front Door. Lease Term: 2-5 Years W/Annual CPI. No CAMS.
Base rental rate is valid only fir the first 6 months of the Lease with approved credit on a minimum 2-year term. Rate thereafter is \$0.69/SF.

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

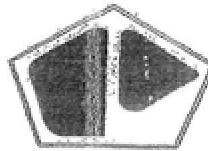
This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.
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CARMENITA BUSINESS CENTER



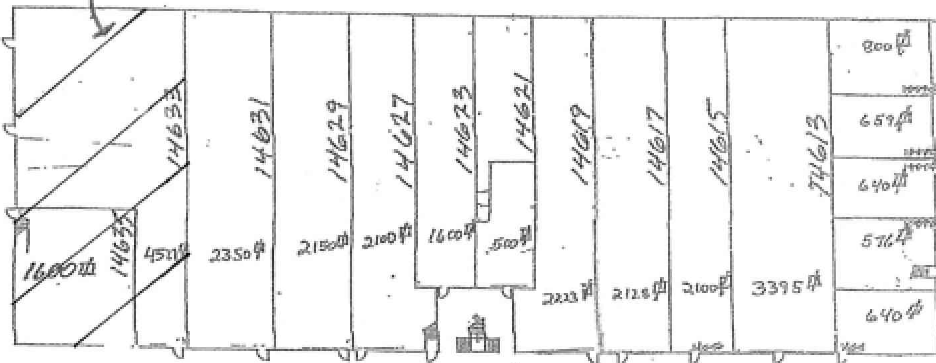
For further information call:



Doug Wells
(562) 908-6012

PENTA PACIFIC PROPERTIES
9500 Norwalk Boulevard
Santa Fe Springs, CA 90670

Subject



← CARMENITA ROAD →