

# INDUSTRIAL FOR LEASE

AVAIL SF: 20,192

TOTAL BLDG SF: 31,680



ADDRESS 15944 DOWNEY AV, PARAMOUNT CA ZIP 90723

**Indust Park Setting  
Excellent Offices / Custom Vertical Blinds  
Sprinklered / Heavy Power  
Double Truckwell**

LEASE RENTAL \$ 8,683 /mo Gross 0.430 Net \_\_\_\_\_ Term ACCEPTABLE TO OWNER  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ 19,445.00 Yr 2007-2008  
 Terms \_\_\_\_\_ Possession Immediate  
 Avail SF 20,192 Dim IRR X IRR Power A 200 V 240-240 Ø 3 W TBD  
 Min. SF 20,192 Dim IRR X IRR Lighting VERIFY Heat OTH Cooling OTH PWR Notes VERIFY  
 Land SF POL Dim IRR X IRR Trk Hi Pos 1 Dim 12X12  
 Const CTU Roof VERIFY Grd Lev Drs 2 Dim 14X14 Well N  
 Rail NONE Unfin Ofc Mezz SF TBD Incl in Avail SF N Rest Rms: M TBD W TBD  
 Sprkd YES Min Clr Hgt 18 OFFICE DATA Ofc SF 2,000 # 7 Rest Rms: M TBD W TBD  
 Pkg 27 Yard Yes Yr Blt 1978 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N  
 Thomas Bk Pg# 735-H5 Zone M1 To Show Call Broker - FOR APPOINTMENT Sp. Feat. \_\_\_\_\_  
 AGENT Tim Hickok (562)908-6018 x207 Region S Listing # 1223810  
 FIRM Penta Pacific Properties 12/04/09  
 FTCC CB250N000S000/AOAA Notes Lease Terms: 1-3 Years W/COLA. Plus \$0.03/Sq. Ft. common area maintenance charge. Truckwell: Yes. Sprinklers: ORDHAZ. 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.  
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