

INDUSTRIAL FOR LEASE

AVAIL SF: 13,440

TOTAL BLDG SF: 37,500



ADDRESS 15952 DOWNEY AV, PARAMOUNT CA ZIP 90723

Dock Hi and Ground Level Loading
Excellent Access to the (91), (605) and (710) Freeways

LEASE RENTAL \$ 6,986 /mo Gross 0.520 Net _____ Term 3-5 Years
 SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate Tax \$ 6,942.00 Yr 2010-2011
 Avail SF 13,440 Power A 200 V 120-208 Ø 3 W TBD
 Min. SF 13,440 Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF POL Truck Hi Pos 1 Dim 10x10
 Const CTU Roof LAM Grd Lev Drs 2 Dim 14x14
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 3
 Sprinklered YES Min Clear Height 18 OFFICE DATA Office SF 1,148 # 3
 Pkg 18 Yard No Yr Blt 1977 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 735-J5 Zone M2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. _____
 AGENT Tim Hickok (562)908-6018 x207 Region S Listing # 1246999
 FIRM Penta Pacific Properties 07/15/11
 FTFC CB250N000S000/AOAA Notes Occupied. Plus approximate .028 CAM charge. Pager #: (562) 235-0538.

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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