

INDUSTRIAL FOR LEASE

AVAIL SF: 10,000

TOTAL BLDG SF: 20,000



ADDRESS 16310 GARFIELD AV, PARAMOUNT CA ZIP 90723

**Well Maintained Concrete Tilt-Up
Immediate Access to 710, 105, & 91 Freeways
Rent Includes Tax, Ins., CAM Fees**

LEASE RENTAL \$ 4,900 /mo Gross 0.490 Net _____ Term 1-5 Years
SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate Tax \$ TBD Yr 2010-2011
Avail SF 10,000 Power A 400 V 110-108 Ø 3 W 4
Min. SF 10,000 Heat NONE Cooling NONE PWR Notes VERIFY
Land SF POL Truck Hi Pos 0 Dim _____
Const CTU Roof LAM Grd Lev Drs 2 Dim 10x12, 14x14
Rail NONE Unfin Ofc Mezz SF TBD Incl in Avail SF N Restrooms: 1
Sprinklered NO Min Clear Height 15 OFFICE DATA Office SF 1,434 # 1
Pkg 6 Yard No Yr Blt 1967 A/C Y Heat Y Fin Ofc Mezz SF TBD Incl in Avail SF N
Thomas Bk Pg# 735-G6 Zone M1 To Show Call Broker - FOR APPOINTMENT Sp. Feat. _____
AGENT Tim Hickok (562)908-6018 x207 Region S Listing # 1249904
FIRM Penta Pacific Properties 10/07/11
FTCF CB300N000S000/AOAA Notes _____

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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16310 GARFIELD AVENUE

PARAMOUNT, CALIFORNIA

