

INDUSTRIAL FOR SALE

AVAIL SF: 8,337

TOTAL BLDG SF: POL



ADDRESS 1701 E LAMBERT RD UNIT A, LA HABRA CA ZIP 90631

Lowest Priced High Exposure Building in North OC

4% Procuring Fee

Attractive Industrial Park

Major Street Frontage

Lease With Option To Purchase

Great Location Between Harbor & Palm

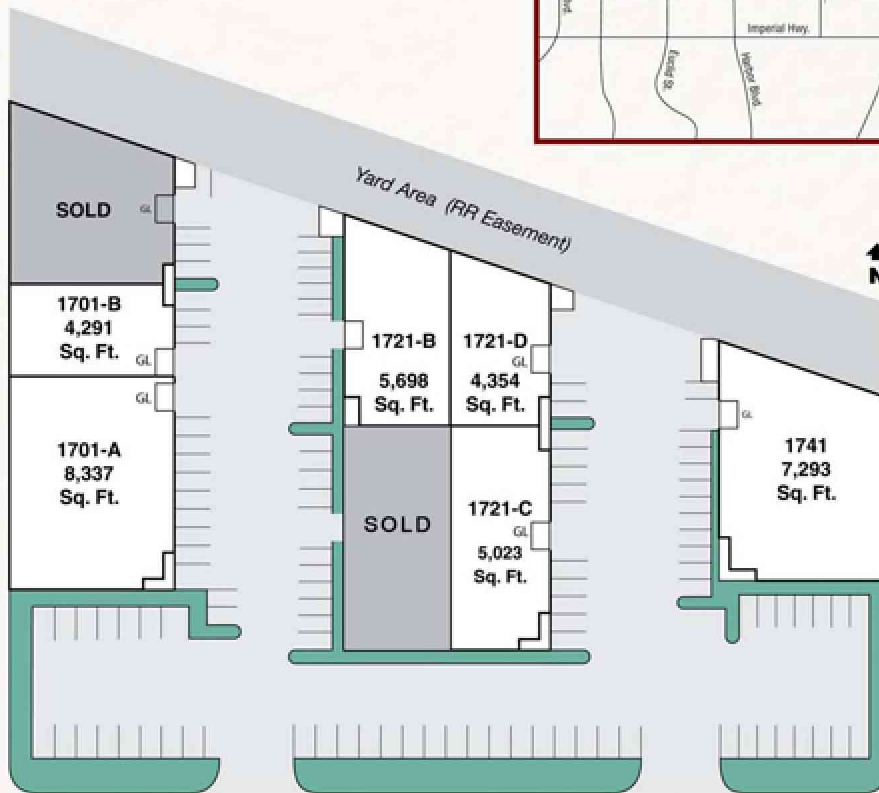
LEASE RENTAL \$ NFL /mo Gross _____ Net 0.000 Term _____
 SALE PRICE \$ 1,163,012 Price/SF \$ 139.50 Tax \$ TBD Yr 2005-2006
 Terms ACCEPTABLE TO OWNER / SEE NOTES Possession Immediate
 Avail SF 8,337 Dim IRR X IRR Power A TBD V TBD-TBD Ø TBD W TBD
 Min. SF 8,337 Dim IRR X IRR Lighting VERIFY Heat VERIFY Cooling VERIFY PWR Notes VERIFY
 Land SF 100,188 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 YES Min Clr Hgt 16 OFFICE DATA Ofc SF 800 # TBD Rest Rms: M TBD W TBD
 Pkg 16 Yard No Yr Blt 1974 A/C TBD Heat TBD Fin Ofc Mezz SF TBD Incl in Avail SF N
 Thomas Bk Pg# 708-G6 Zone M1 To Show Lock Box - VERIFY Sp. Feat. PARK
 AGENT Gregory E Jenkins (562)908-6020 x206 Region ORG Listing # 1216593
 FIRM Penta Pacific Properties 09/28/07
 FTCC CB000N000S400/AOAA Notes Lease with option to purchase possible. Sale subject to city approval. Occupied by month to month tenant.

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.
 © American Industrial Real Estate Association



LAMBERT BUSINESS PARK



For Further Information Contact:

Greg Jenkins
 PENTA PACIFIC PROPERTIES
 9500 Norwalk Boulevard
 Santa Fe Springs, CA 90670
 (562) 908-6020 Fax (562) 699-6763
greg@pentapacific.com

Preferred Lender Contact:



Joan Earhart / Sean Ryan
 Phone: (714) 447-5200

Team Earnhart

CLIFFORD COMPANIES