

# INDUSTRIAL FOR SALE

AVAIL SF: 7,293

TOTAL BLDG SF: 7,293



ADDRESS 1741 E LAMBERT RD, LA HABRA CA ZIP 90631

**Lowest Priced High Exposure Building in North OC**  
**\*4% Procuring Fee\***

**Lambert Business Park, High Image Free Standing Bldg**  
**Fenced Yard / Major Street Frontage**  
**Great Location Near Harbor, 57 Fwy**  
**Show Room, Manufacturing, Automotive, Paint Booth**

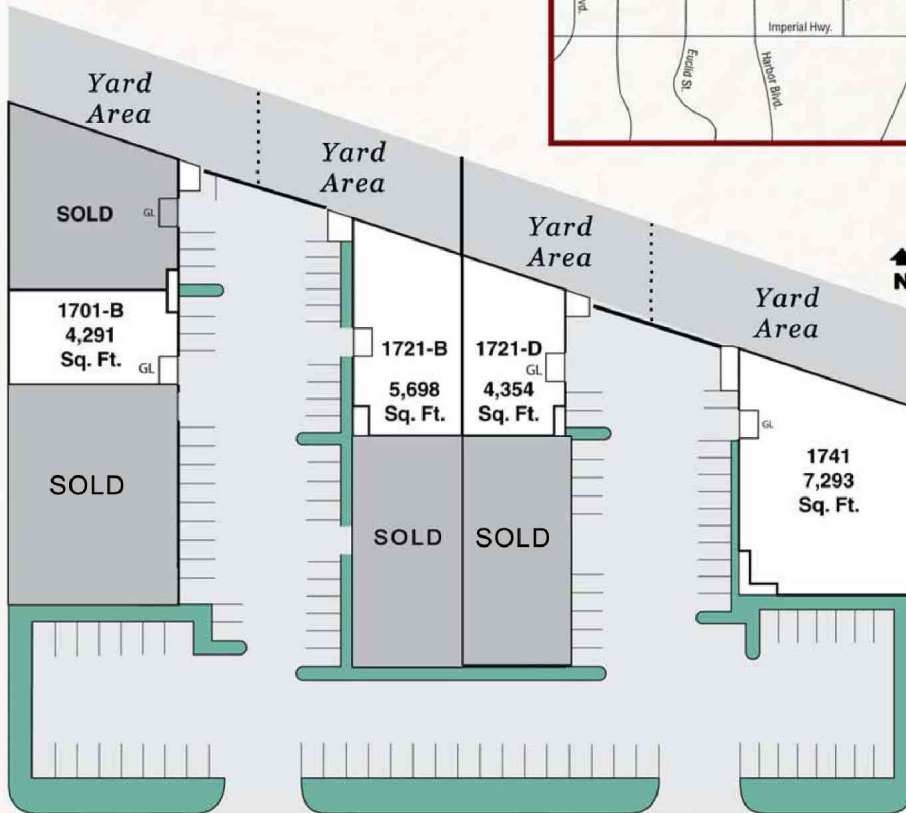
LEASE RENTAL \$ NFL /mo Gross \_\_\_\_\_ Net 0.000 Term \_\_\_\_\_  
 SALE PRICE \$ 1,017,374 Price/SF \$ 139.50 Possession COE Tax \$ 9,773.00 Yr 2008-2009  
 Avail SF 7,293 Power A 200 V 120-240 Ø 3 W 4  
 Min. SF 7,293 Heat NONE Cooling NONE PWR Notes VERIFY  
 Land SF POL Truck Hi Pos 0 Dim \_\_\_\_\_  
 Const CTU Roof VERIFY Grd Lev Drs 1 Dim 12x12  
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: \_\_\_\_\_  
 Sprinklered NO Min Clear Height 16 OFFICE DATA Office SF 864 # 2  
 Pkg 14 Yard Yes-Fncd/Pvd Yr Blt 1974R08 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N  
 Thomas Bk Pg# 708-G6 Zone M1 To Show Call Broker - FOR APPOINTMENT Sp. Feat. PARK,YARD,FREE  
 AGENT Gregory E Jenkins (562)908-6020 x206 Region ORG Listing # 1212850  
 FIRM Penta Pacific Properties 04/10/09  
 FTFC CB000Y000S400/AOAA Notes Occupied. Sale Terms: All Cash, Submit. Occupied by month to month tenant. No. Of  
offices: 2. Special Features: 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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# LAMBERT BUSINESS PARK



For Further Information Contact:

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Preferred Lender Contact:



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**Team Earnhart**

THE CLIFFORD COMPANIES