

INDUSTRIAL FOR LEASE

AVAIL SF: 26,000

TOTAL BLDG SF: 26,000



ADDRESS 2735-2737 SUPPLY AV, COMMERCE CA ZIP 90040

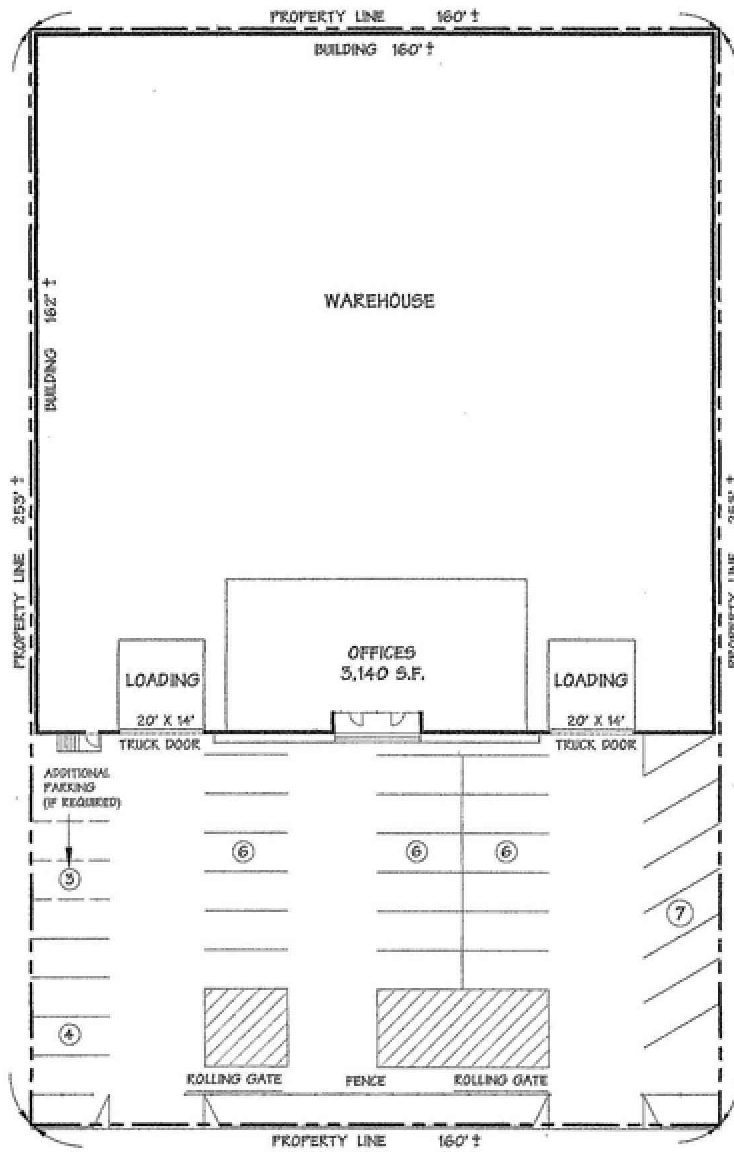
Great Distribution Building Large Approximate 14,000 Sq.Ft. Fenced Front Yard Can Be Divided Into Two 13,000 Sq. Ft. Units

LEASE RENTAL \$ 11,180 /mo Gross 0.430 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 7,932.00 Yr 2009-2010
 Terms _____ Possession D-04/01/10
 Avail SF 26,000 Dim IRR X IRR Power A 400 V 480-480 Ø 3 W 4
 Min. SF 26,000 Dim IRR X IRR Lighting VERIFY Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF 48,264 Dim IRR X IRR Trk Hi Pos 4 Dim 20x14
 Const CTU Roof VERIFY Grd Lev Drs 0 Dim _____ Well N
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Rest Rms: M TBD W TBD
 Sprkd YES Min Clr Hgt 16 OFFICE DATA Ofc SF 3,140 # 5 Rest Rms: M TBD W TBD
 Pkg 33 Yard Yes-Fncd/Pvd Yr Blt 1960 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 676-B5 Zone CMM2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE
 AGENT Jacquelyn Smith (562)908-6011 x204, George Schumacher Region C Listing # 1223355
(562)908-6010 x202 FIRM Penta Pacific Properties 11/20/09
 FTFCF CB250N000S000/AOAA Notes Lease Terms: 3-5 Years. Foil on south half of building. Recessed 21x20 truck well.
Truckwell: Yes. 88x160 fenced yard. Special Features: Paved Yard.

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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SITE PLAN

2735 - 2737 SUPPLY AVENUE, CITY OF COMMERCE

