

# INDUSTRIAL FOR LEASE

AVAIL SF: 19,120

TOTAL BLDG SF: 19,120



ADDRESS 7027 MOTZ AV, PARAMOUNT CA ZIP 90723

## Office Bullpen, Kitchen Area, Conference Room Business Park Environment Divisible To 8,120 Sq Ft

LEASE RENTAL \$ 10,516 /mo Gross 0.550 Net \_\_\_\_\_ Term ACCEPTABLE TO OWNER  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ TBD Yr 2009-2010  
 Terms \_\_\_\_\_ Possession D-09/01/09  
 Avail SF 19,120 Dim IRR X IRR Power A 800 V 277-480 Ø 3 W TBD  
 Min. SF 8,120 Dim IRR X IRR Lighting VERIFY Heat NONE Cooling NONE PWR Notes VERIFY  
 Land SF POL Dim IRR X IRR Trk Hi Pos 0 Dim \_\_\_\_\_  
 Const CTU Roof VERIFY Grd Lev Drs 6 Dim 12x14 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 18 OFFICE DATA Ofc SF 3,780 # 14 Rest Rms: M TBD W TBD  
 Pkg 40 Yard No Yr Blt 1987 A/C N Heat Y Fin Ofc Mezz SF 839 Incl in Avail SF N  
 Thomas Bk Pg# 735-E5 Zone M1 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE  
 AGENT Tim Hickok (562)908-6018 x207 Region S Listing # 1217995  
 FIRM Penta Pacific Properties 07/24/09  
 FTCF CB250Y125S000/AOAA Notes Occupied. Lease Terms: 3-5 Years. CAM Fees: \$0.05 PSF. Special Features: Part Of Industrial Park. Tax: \$5,656.00, Yr:2006-2007. Power Panel: 4W.

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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