

INDUSTRIAL FOR LEASE

AVAIL SF: 7,502TOTAL BLDG SF: 30,008ADDRESS 8603 CHETLE AV, SANTA FE SPRINGS CA ZIP 90670

Shared Concrete Yard Area High Warehouse Ceiling Clearance Bonus Storage Mezzanine

LEASE RENTAL \$ 4,126 /mo Gross 0.550 Net _____ Term 3-5 Years with COLA's
SALE PRICE \$ NFS Price/SF \$ _____ Possession D-12/31/11 Tax \$ TBD Yr 2011-2012
Avail SF 7,502 Power A 200 V 277-480 Ø 3 W 4
Min. SF 7,502 Heat NONE Cooling NONE PWR Notes VERIFY
Land SF POL Truck Hi Pos 0 Dim _____
Const CTU Roof VERIFY Grd Lev Drs 1 Dim 10x12
Rail NONE Unfin Ofc Mezz SF TBD Incl in Avail SF N Restrooms: 2
Sprinklered NO Min Clear Height 18 OFFICE DATA Office SF 1,200 # 4
Pkg 15 Yard Yes-Paved Yr Blt 1977 A/C Y Heat Y Fin Ofc Mezz SF TBD Incl in Avail SF N
Thomas Bk Pg# 707-A1 Zone M1 To Show Call Broker - FOR APPOINTMENT Sp. Feat. YARD
AGENT Tim Hickok (562)908-6018 x207 Region SE Listing # 1250725
FIRM Penta Pacific Properties 10/28/11

FTCF CB250N000S000/AOAA Notes Occupied. Lease terms: 3-5 Years with COLA's. Tenant to verify all details herein.
Plus approx \$0.03 /SF common area maintenance (CAM Fees) plus \$50.00/ month for HVAC services. Special Features: Paved Yard and Excess parking.

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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