

INDUSTRIAL FOR SALE

AVAIL SF: 17,520

TOTAL BLDG SF: 17,520



ADDRESS 8807 PIONEER BL, SANTA FE SPRINGS CA ZIP 90670

Excellent Multi Tenant Building For Sale 12 Units Immediate Freeway Access

LEASE RENTAL \$ NFL /mo Gross _____ Net 0.000 Term _____
 SALE PRICE \$ 1,750,000 Price/SF \$ 99.89 Tax \$ 16,809.00 Yr 2009-2010
 Terms ACCEPTABLE TO OWNER / SEE NOTES Possession COE
 Avail SF 17,520 Dim IRR X IRR Power A 100 V 208-208 Ø 3 W TBD
 Min. SF 17,520 Dim IRR X IRR Lighting VERIFY Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF 48,787 Dim IRR X IRR Trk Hi Pos 0 Dim _____
 Const CTU Roof VERIFY Grd Lev Drs 12 Dim 10x10 Well N
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Rest Rms: M TBD W TBD
 Sprkd NO Min Clr Hgt 14 OFFICE DATA Ofc SF 6,000 # 12 Rest Rms: M TBD W TBD
 Pkg 34 Yard No Yr Blt 1979 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 706-G1 Zone M2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE
 AGENT Tim Hickok (562)908-6018 x207, Donald Hickok (562)908-6028 Region SE Listing # 1227633
 FIRM Penta Pacific Properties 03/05/10
 FTFC CB000N000S250/AOAA Notes Sale Terms: All Cash To Seller. 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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8807 Pioneer Boulevard, Santa Fe Springs, CA 90670

Building Size = 17,520 Sq. Ft.
Lot Size = 48,790 Sq. Ft.

<u>Unit</u>	<u>Size</u>	<u>Rent</u>	<u>Length of Tenancy/Tenant</u>
A	3,120 sq. ft.	\$2,358/mo Mo/mo	Over 10 years Graphic Depot
B	1,200 sq. ft.	Available	
C*	1,200 sq. ft.	\$2,870/mo Units C,D & H Exp. 8/10	9 years Clean Energy (3 Units)
D*	1,200 sq. ft.	Clean Energy	
E	1,200 sq. ft.	\$800/mo Exp. 3/1/10	2 years Danos Motorcycle Performance
F & G	2,400 sq. ft.	\$1,950/mo Mo/mo	10 years Dar Industries
H*	1,200 sq. ft.	Clean Energy	
J	1,200 sq. ft.	Available	
K & L	2,400 sq. ft.	\$1,900/mo	10 years Karl's Uniform Exp. 11/11
M	2,400 sq. ft.	\$2,000/mo	A & G Collective 10/1/09-9/30/10