

INDUSTRIAL SUBLEASE

AVAIL SF: 6,688

TOTAL BLDG SF: 28,682



ADDRESS 9908 BELL RANCH, SANTA FE SPRINGS CA ZIP 90670

Dock Hi And Ground Level Loading
*****Brand New Construction*****
Bell Ranch Business Park II (Building A)
Good Access To (5), (605) And (105) Freeways

LEASE RENTAL \$ 5,016 /mo Gross 0.750 Net _____ Term **SUBLEASE THRU 6/30/10**
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 8,389.00 Yr 2006-2007
 Terms _____ Possession Immediate
 Avail SF 6,688 Dim IRR X IRR Power A 200 V 277-480 Ø 3 W 4
 Min. SF 6,688 Dim IRR X IRR Lighting VERIFY Heat VERIFY Cooling VERIFY PWR Notes VERIFY
 Land SF POL Dim IRR X IRR Trk Hi Pos 1 Dim _____
 Const CTU Roof VERIFY Grd Lev Drs 1 Dim _____ Well N
 Rail NONE Unfin Ofc Mezz SF TBD Incl in Avail SF N Rest Rms: M TBD W TBD
 Sprkd YES Min Clr Hgt 22 OFFICE DATA Ofc SF 961 # TBD Rest Rms: M TBD W TBD
 Pkg 14 Yard No Yr Blt 1998 A/C TBD Heat TBD Fin Ofc Mezz SF TBD Incl in Avail SF N
 Thomas Bk Pg# 707-A4 Zone M2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. PARK
 AGENT Tim Hickok (562)908-6018 x207 Region SE Listing # 1211383
 FIRM Penta Pacific Properties 03/13/09
 FTFC CB250N000S000/AOAA Notes Occupied. No. of Offices: 3. Trk Hi. Pos: 1 @ 12X12. Grd Lev. Drs: 1 @ 12X12.
Truckwell: Yes. Additional common area maintenance charge = \$0.04 PSF/Mo. Pager#: (562)235-0538.

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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