

INDUSTRIAL FOR SALE

AVAIL SF: 20,000

TOTAL BLDG SF: 20,000



ADDRESS 16100 ORANGE, PARAMOUNT CA ZIP 90723

Rare Multi-Tenant Investment For Sale Excellent Location

LEASE RENTAL \$ NFL /mo Gross 0.000 Net 0.000 Term _____
 SALE PRICE \$ 2,580,000 Price/SF \$ 129.00 Tax \$ 25,200.00 Yr 2008-2009
 Terms ACCEPTABLE TO OWNER / SEE NOTES Possession COE
 Avail SF 20,000 Dim IRR X IRR Power A 100 V 220-220 Ø 3 W 4
 Min. SF 20,000 Dim IRR X IRR Lighting VERIFY Heat VERIFY Cooling VERIFY PWR Notes VERIFY
 Land SF 36,437 Dim IRR X IRR Trk Hi Pos 0 Dim _____
 Const CTU Roof VERIFY Grd Lev Drs 1 Dim 10X12 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 4,000 # TBD Rest Rms: M TBD W TBD
 Pkg 40 Yard No Yr Blt 1971 A/C TBD Heat TBD Fin Ofc Mezz SF TBD Incl in Avail SF N
 Thomas Bk Pg# 735-E6 Zone M2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE
 AGENT Tim Hickok (562)908-6018 x207 Region S Listing # 1197901
 FIRM Penta Pacific Properties 07/04/08
 FTCF CB000N000S250/AOAA Notes Sale Terms: All Cash To Seller. Includes 4 Industrial Units. **Do Not Disturb Tenants** Seller Will Pay Off Old Loan. Sp. Feat: 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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