

LAND

FOR LEASE

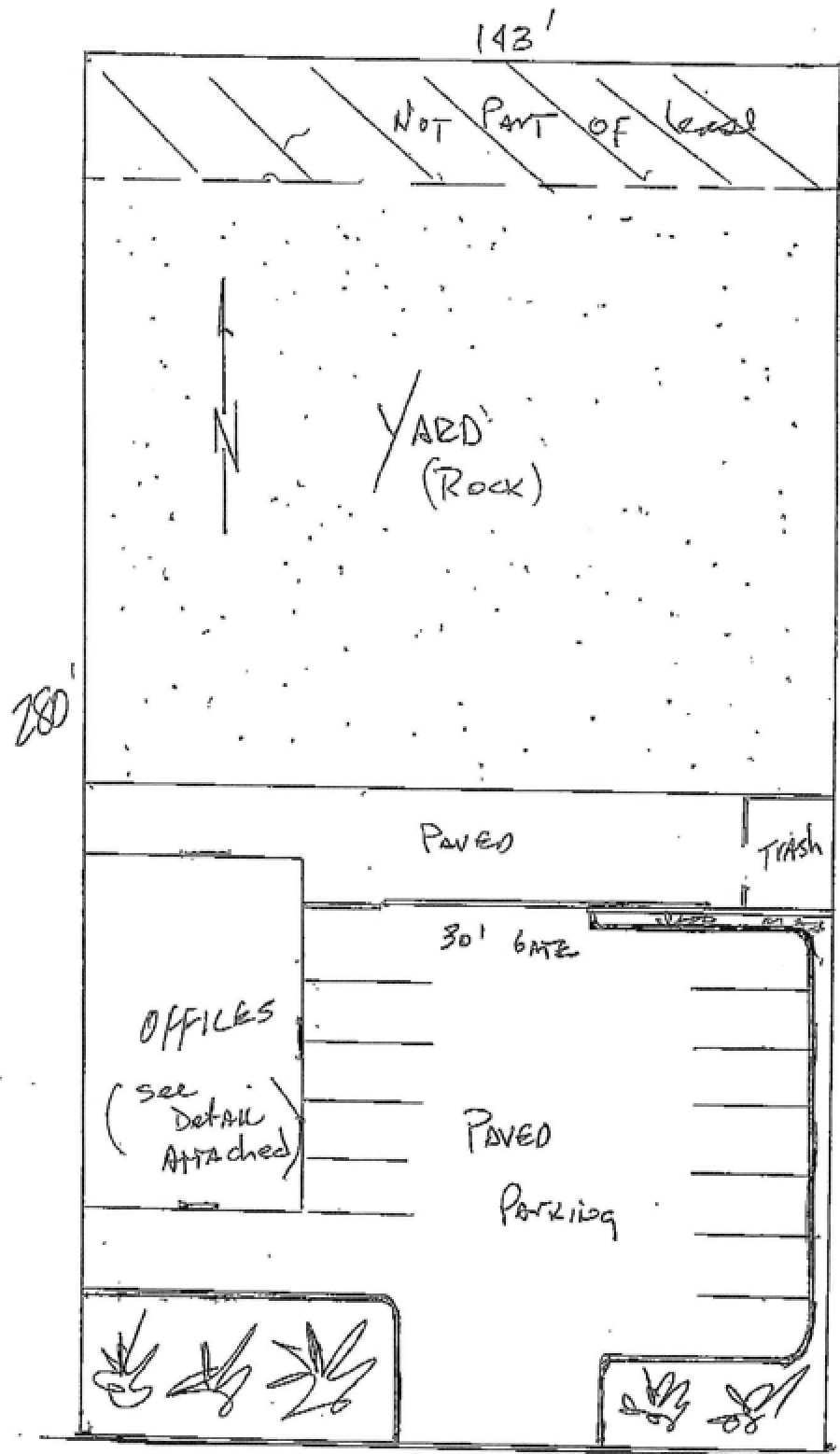
AVAIL SF: 40,040ACRES: 0.92ADDRESS 7431 WALNUT ST, BUENA PARK CA ZIP 90621

**Equipment Storage/Contractor's Yard
Close To (91) And (5) Freeways
Brand New 1,872 Sq. Ft. Office Building (New)
Approx. 23,800 Sq. Ft. Fenced Yard**

LEASE RENTAL \$ 8,989 /mo Gross 0.225 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ TBD Yr 2009-2010
 Terms _____ Possession VERIFY
 Avail SF 40,040 Dim IRR X IRR Assessor's Parcel # 136-172-27
 Min. SF 40,040 Add'l St. Ded. VERIFY Sewer Lines Yes - VERIFY
 Fenced VERIFY Paved VERIFY Rail NONE Water Lines Yes - VERIFY
 Net Avail SF 40,040 Gas Lines Yes - VERIFY
 Build To Suit VERIFY General Topography VERIFY
 Easements TBD Bldg(s) SF & Description VERIFY
 Thomas Bk Pg# 767-H2 Zone ML*
 Soil Report VERIFY Environmental Report(s) VERIFY
 AGENT Tim Hickok (562)908-6018 x207 Region ORG Listing # 1217139
 FIRM Penta Pacific Properties 07/10/09
 FTCF CB250N000S000/AOAA Notes Lease Terms: 3 to 5 Years. Fenced. Bldg SF & Description: 1872 Sq. Ft. Office. *See broker regarding conditional use permit.

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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WALNUT STREET - BUENA PARK