

INDUSTRIAL FOR LEASE

AVAIL SF: 10,977

TOTAL BLDG SF: 87,000



ADDRESS 1612 N INDIANA ST, LOS ANGELES CA ZIP 90063

INDIANA STREET INDUSTRIAL COMPLEX
4 DOCK HIGH SPOTS - EASY LOADING FOR LARGE TRUCKS
HIGH CEILING * SPRINKLERED * GATED YARD * CLEAR SPAN
MINUTES TO DOWNTOWN L.A. AND MONTEREY PARK
IMMEDIATE ACCESS TO (10), (710) & (5) FWYS

LEASE RENTAL \$ 6,148 /mo Gross 0.560 Net _____ Term 3 TO 5 YEARS
SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 2,400.00 Yr 2002-2003
Terms _____ Possession Immediate
Avail SF 10,977 Dim 57 X 193 Power A 400, 100 V 120-240, 120-240 Ø 3, 1 W 3, 3
Min. SF 10,977 Dim 57 X 193 Lighting FLUOR Heat NONE Cooling NONE PWR Notes LESSEE VERIFY
Land SF POL Dim _____ Trk Hi Pos 4 Dim 2: 16' X 10' EQ Zone N
Const CTU Roof LAM Grd Lev Drs 1 Dim VIA RAMP Dock N Well N
Foil Y Sklts Y Rail NONE Storage Mezz SF 0 Incl in Avail SF N Rest Rms: M 1 W 0
Sprkd YES Min Clr Hgt 18 OFFICE DATA Ofc SF 800 # 3 Rest Rms: M 1 W 1
Pkg 6 Fenced Y Yr Blt 1972 A/C Y Heat Y Finished Ofc Mezz SF 0 Incl in Avail SF N
Thomas Bk Pg# 635-D2 Zone M2LC To Show Lock Box - FRONT GATE Sp. Feat. PARK
AGENT Eric Reavis (213)765-8481 Region C Listing # 1037895
FIRM Reavis Realty Corp. 10/17/03R
FTCF CB250N000S000/OAA Notes BONUS \$1,000 NORDSTROM GIFT CERTIFICATE TO CO-OP AGENT. A
FORKLIFT RAMP IS CURRENTLY INSTALLED IN ONE TRUCK HIGH SPOT - CAN STAY OR BE REMOVED.

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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