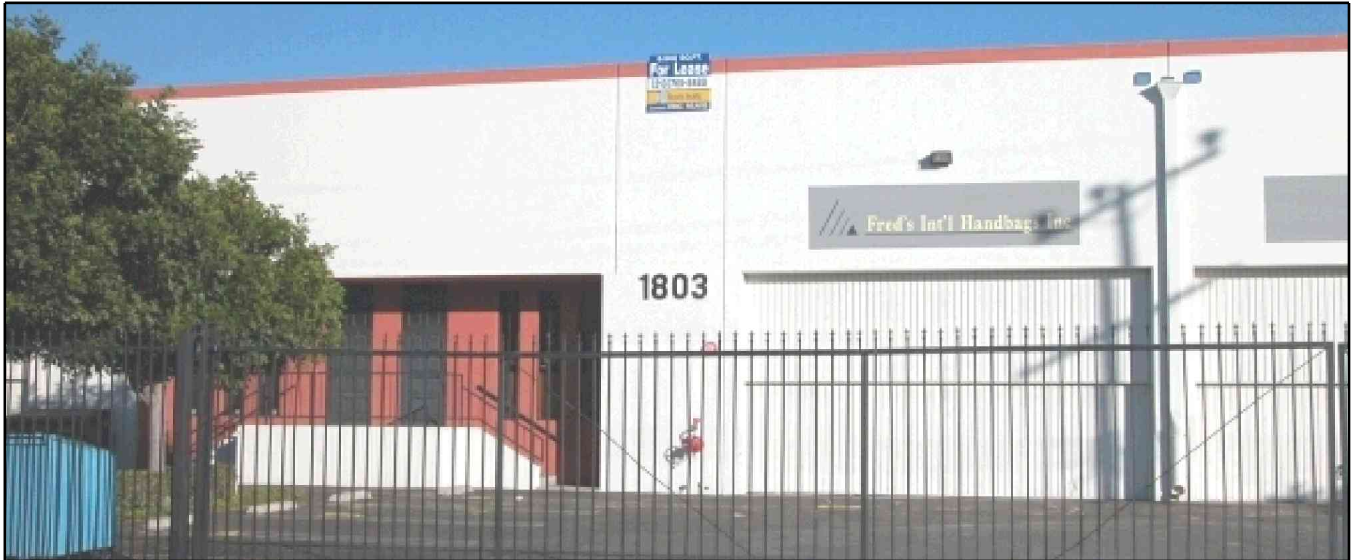


INDUSTRIAL FOR LEASE

AVAIL SF: 6,543

TOTAL BLDG SF: 67,109



ADDRESS 1803 E 46TH ST, LOS ANGELES CA ZIP 90058

DOWNTOWN ALAMEDA INDUSTRIAL CENTER
TWO DOCK HIGH SPOTS * EXCELLENT TRUCK ACCESS
20' CLEARANCE * CLEAR SPAN * GATED YARD * SPRINKLERED
JUST MINUTES FROM DOWNTOWN L.A.
IMMACULATE OFFICE SUITE

LEASE RENTAL \$ 4,515 /mo Gross 0.690 Net _____ Term 3 TO 5 YEARS
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 2,350.00 Yr 2003-2004
 Terms _____ Possession D-01/15/04
 Avail SF 6,543 Dim 50 X 131 Power A 200 V 120-208 Ø 1 W 3
 Min. SF 6,543 Dim 50 X 131 Lighting FLUOR Heat NONE Cooling NONE PWR Notes LESSEE VERIFY
 Land SF POL Dim _____ Trk Hi Pos 2 Dim 24' X 15' EQ Zone N
 Const CTU Roof LAM Grd Lev Drs 0 Dim _____ Dock N Well N
 Foil Y Sklts Y Rail NONE Storage Mezz SF 0 Incl in Avail SF N Rest Rms: M 0 W 0
 Sprkd YES Min Clr Hgt 20 OFFICE DATA Ofc SF 600 # 2 Rest Rms: M 1 W 1
 Pkg 6 Fenced Y Yr Blt 1978 A/C Y Heat Y Finished Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 674-G4 Zone M2LA To Show Call Broker - OCCUPIED Sp. Feat. PARK
 AGENT Eric Reavis (213)765-8481 Region C Listing # 1042605
 FIRM Reavis Realty Corp. 11/21/03
 FTFC CB250N000S000/OAA Notes SEE SITE PLAN ON REVERSE.

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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