

INDUSTRIAL FOR LEASE

AVAIL SF: 6,543

TOTAL BLDG SF: 67,109



ADDRESS 1819 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.
WELL APPOINTED OFFICES**

LEASE RENTAL \$ 5,627 /mo Gross 0.860 Net _____ Term 3 TO 5 YEARS W/ COLA(S)
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 3,500.00 Yr 2006-2007
 Terms _____ Possession Immediate
 Avail SF 6,543 Dim 50 X 131 Power A 200 V 120-208 Ø 3 W 4
 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'
 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 # 1167389
 FIRM Reavis Realty Corp. 08/10/07R
 FTFC CB250N000S000/OAA Notes SEE SITE PLAN ON REVERSE (UNIT 39). FAX: (213) 765-8480. E-MAIL:
ERIC@REAVISREALTY.COM

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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AVAIL SF: 6,543

TOTAL BLDG SF: 67,109



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WELL APPOINTED OFFICES

LEASE RENTAL \$ 5,627 /mo Gross 0.860 Net _____ Term 3 TO 5 YEARS W/ COLA(S)
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 3,500.00 Yr 2006-2007
 Terms _____ Possession D-08/01/07
 Avail SF 6,543 Dim 50 X 131 Power A 200 V 120-240 Ø 3 W 4
 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'
 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-G3 Zone M2LA To Show Call Broker - OCCUPIED Sp. Feat. PARK
 AGENT Eric Reavis (213)765-8481 Region C Listing # 1167390
 FIRM Reavis Realty Corp. 07/13/07
 FTFC CB250N000S000/OAA Notes SEE SITE PLAN ON REVERSE (UNIT 38). FAX: (213) 765-8480. E-MAIL:
ERIC@REAVISREALTY.COM

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INDUSTRIAL FOR LEASE

AVAIL SF: 13,086

TOTAL BLDG SF: 67,109



ADDRESS 1817-1819 E 46TH ST, LOS ANGELES CA ZIP 90058

DOWNTOWN ALAMEDA INDUSTRIAL CENTER
FOUR DOCK HIGH SPOTS * EXCELLENT TRUCK ACCESS
20' CLEARANCE * FIRE SPRINKLERS * GATED YARD
JUST MINUTES FROM DOWNTOWN L.A.
WELL APPOINTED OFFICES

LEASE RENTAL \$ 11,254 /mo Gross 0.860 Net _____ Term 3 TO 5 YEARS W/ COLA(S)
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 7,000.00 Yr 2006-2007
 Terms _____ Possession D-08/01/07
 Avail SF 13,086 Dim 100 X 131 Power A 200, 200 V 120-240, 120-208 Ø 3, 3 W 4, 4
 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 4 Dim 2: 24' X 15'
 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 1 W 1
 Sprkd YES Min Clr Hgt 20 OFFICE DATA Ofc SF 1,200 # 4 Rest Rms: M 1 W 1
 Pkg 12 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 # 1167380
 FIRM Reavis Realty Corp. 07/13/07
 FTFC CB250N000S000/OAA Notes SEE SITE PLAN ON REVERSE (UNITS 38 & 39). FAX: (213) 765-8480. E-MAIL:
ERIC@REAVISREALTY.COM

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