

INDUSTRIAL FOR LEASE

AVAIL SF: 6,078
 TOTAL BLDG SF: 101,611



ADDRESS 293 E REDONDO BEACH BL, GARDENA CA ZIP 90248

MID-HARBOR FREEWAY INDUSTRIAL CENTER
10 MINUTES TO LAX, JUST OFF HARBOR (110) FWY.
TWO DOCK HIGH SPOTS - EASY LOADING FOR LARGE TRUCKS
20' CLEARANCE* CALCULATED SPRINKLERS * HEAVY POWER
UNINCORPORATED LA COUNTY - FREIGHT FORWARDERS WELCOME
GATED & PATROLLED INDUSTRIAL COMMUNITY

LEASE RENTAL \$ 5,531 /mo Gross 0.910 Net _____ Term 3 TO 5 YRS. W/ COLA(S)
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 3,900.00 Yr 2006-2007
 Terms _____ Possession D-11/01/07
 Avail SF 6,078 Dim 66 X 92 Power A 600 V 120-208 Ø 3 W 4
 Min. SF 6,078 Dim 66 X 92 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 850 # 3 Rest Rms: M 1 W 1
 Pkg 6 Fenced Y Yr Blt 1986 A/C Y Heat Y Finished Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 734-D5 Zone M2LC To Show Call Broker - FOR APPOINTMENT Sp. Feat. PARK
 AGENT Eric Reavis (213)765-8481 Region S Listing # 1171030
 FIRM Reavis Realty Corp. 09/07/07
 FTFC CB250N000S000/OAA Notes ADDITIONAL FREE PARKING AVAILABLE ADJACENT TO UNIT.
UNINCORPORATED L.A. COUNTY - NO BUSINESS LICENSE TAX. 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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