

INDUSTRIAL FOR LEASE

AVAIL SF: 5,008

TOTAL BLDG SF: 15,445



ADDRESS 315 E REDONDO BEACH BL, GARDENA CA ZIP 90248

MID-HARBOR FREEWAY INDUSTRIAL CENTER
10 MINUTES TO LAX, JUST OFF HARBOR (110) FREEWAY
2 DOCK HIGH SPOTS * SUPERB TRUCK ACCESS
20' CLEARANCE * CLEAR SPAN * SPRINKLERED

UNINCORPORATED L.A. COUNTY - FREIGHT FORWARDERS WELCOME
GATED AND PATROLLED INDUSTRIAL COMMUNITY

LEASE RENTAL \$ 3,555 /mo Gross 0.709 Net _____ Term 3 TO 5 YEARS

SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 2,300.00 Yr 2002-2003

Terms _____ Possession Immediate

Avail SF 5,008 Dim 77 X 65 Power A 200 V 120-208 Ø 3 W 4

Min. SF 5,008 Dim 77 X 65 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 850 # 3 Rest Rms: M 1 W 1

Pkg 8 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 - OCCUPIED Sp. Feat. PARK

AGENT Eric Reavis (213)765-8481 Region S Listing # 1038904

FIRM Reavis Realty Corp. 10/24/03R

FTCF CB250N000S000/OAA Notes BONUS \$1,000 NORDSTROM GIFT CERTIFICATE TO CO-OP AGENT.

ADDITIONAL FREE PARKING AVAILABLE ADJACENT TO BUILDING. 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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