

INDUSTRIAL FOR LEASE

AVAIL SF: 3,900

TOTAL BLDG SF: 3,900



ADDRESS 3470 E PICO BL, LOS ANGELES CA ZIP 90023

**CLEAN AND FUNCTIONAL SMALL BUILDING
OVER 5,000 SQ. FT. OF YARD / PARKING AREA INCLUDED
16' CLEARANCE * CLEAR SPAN * 200 AMP POWER
FRONT & REAR LOADING * BRAND NEW OFFICES
QUICK ACCESS TO DOWNTOWN & FWYS (#5, #10, #60 & #710)**

LEASE RENTAL \$ 2,300 /mo Gross 0.589 Net _____ Term SUBMIT
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 1,600.00 Yr 2002-2003
 Terms _____ Possession D-11/01/03
 Avail SF 3,900 Dim 39 X 100 Power A 200 V 120-240 Ø 1 W 3
 Min. SF 3,900 Dim 39 X 100 Lighting FLUOR Heat NONE Cooling NONE PWR Notes LESSEE VERIFY
 Land SF 9,340 Dim IRR X IRR Trk Hi Pos 0 Dim _____ EQ Zone N
 Const BLK,MTL Roof MTL Grd Lev Drs 2 Dim 2: 12' X 12' Dock N Well N
 Foil N Sklts N Rail NONE Storage Mezz SF 0 Incl in Avail SF N Rest Rms: M 1 W 0
 Sprkd NO Min Clr Hgt 16 OFFICE DATA Ofc SF 144 # 1 Rest Rms: M 0 W 0
 Pkg 19 Fenced Y Yr Blt 1982 A/C Y Heat N Finished Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 675-B1 Zone M2 To Show Call Broker - OCCUPIED Sp. Feat. YARD
 AGENT Eric Reavis (213)765-8481 Region C Listing # 1041407
 FIRM Reavis Realty Corp. 10/17/03
 FTFC CB250N000S000/AOAA Notes _____

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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