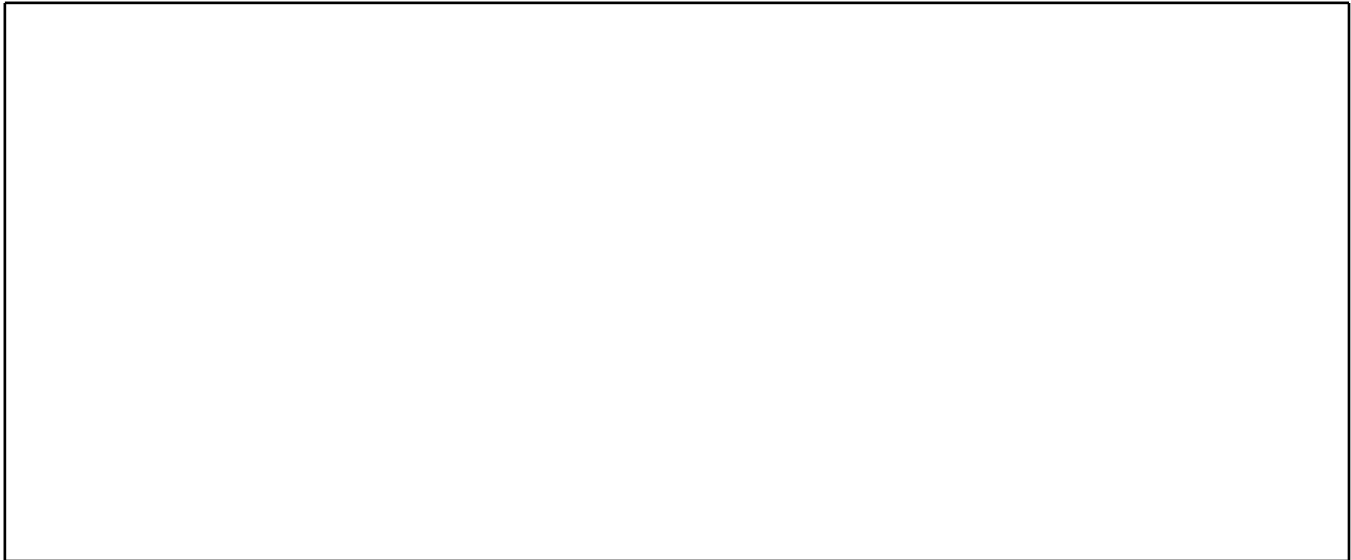


# INDUSTRIAL FOR LEASE

AVAIL SF: 12,300TOTAL BLDG SF: 12,300ADDRESS 4160 WHITESIDE ST, LOS ANGELES CA ZIP 90063

**EXCELLENT WAREHOUSE / MANUFACTURING FACILITY  
SPRINKLERED \* 400 AMPS OF 3-PHASE \* 20' CLEARANCE  
LARGE YARD AREA - COVERED PARKING FOR 10 CARS  
FOUR GRADE LEVEL LOADING DOORS  
MINUTES TO DOWNTOWN L.A. AND MONTEREY PARK  
IMMEDIATE ACCESS TO (10), (710) & (5) FWYS.**

LEASE RENTAL \$ 5,043 /mo Gross 0.410 Net \_\_\_\_\_ Term 3 TO 5 YEARSSALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ 1,658.00 Yr 2002-2003Terms \_\_\_\_\_ Possession ImmediateAvail SF 12,300 Dim IRR X IRR Power A 400 V 120-240 Ø 3 W 3Min. SF 12,300 Dim IRR X IRR Lighting MTLHL Heat NONE Cooling NONE PWR Notes PLEASE VERIFYLand SF 16,264 Dim 105 X 156 Trk Hi Pos 0 Dim \_\_\_\_\_ EQ Zone NConst BRK,MTL Roof WDF Grd Lev Drs 4 Dim 18'X11';15'X10';10'X10' Dock N Well NFoil Y Sklts N Rail NONE Storage Mezz SF 1,430 Incl in Avail SF N Rest Rms: M 1 W 1Sprkd YES Min Clr Hgt 20 OFFICE DATA Ofc SF 580 # 3 Rest Rms: M 0 W 0Pkg 10 Fenced N Yr Blt 1941R46 A/C N Heat N Finished Ofc Mezz SF 0 Incl in Avail SF NThomas Bk Pg# 635-E2 Zone M2LC To Show Lock Box - ON FRONT GATE Sp. Feat. FREEAGENT Eric Reavis (213)765-8481 Region C Listing # 1042820FIRM Reavis Realty Corp. 11/28/03FTCF CB250N000S000/AOAA Notes UNINCORPORATED L.A. COUNTY - NO BUSINESS LICENSE TAX. SMALL PORTION OF WHSE 10'-15' CLEAR. ADDITIONAL GL DOOR IS 6' X 8'.

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.  
© American Industrial Real Estate Association

