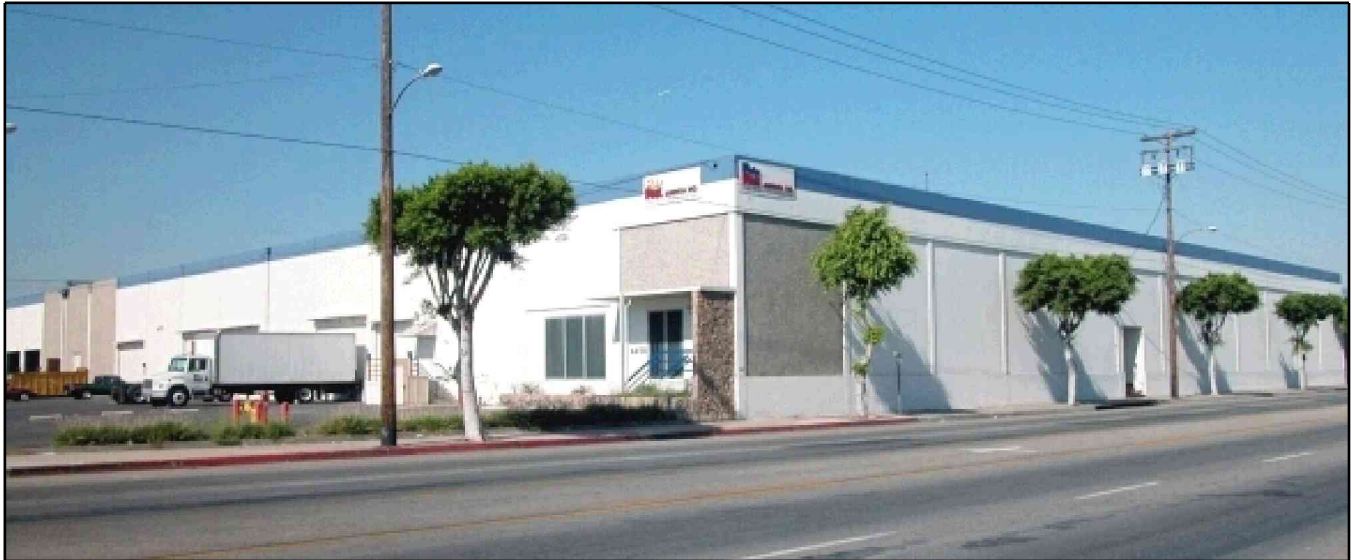


# INDUSTRIAL SUBLEASE

AVAIL SF: 29,520

TOTAL BLDG SF: 140,000



ADDRESS 4170 BANDINI BL, VERNON CA ZIP 90023

**PRIME GENERAL MERCHANDISE LOCATION**  
**24' CLEARANCE \* 3 DOCK HIGH SPOTS \* SPRINKLERED**  
**2,500 SQ. FT. OF WELL APPOINTED OFFICE & SHOWROOM SPACE**  
**800 AMPS OF POWER \* EASY (710) FREEWAY ACCESS**  
**CALL REGARDING AVAILABILITY OF LONGER TERM**  
**NO CAM FEES**

LEASE RENTAL \$ 15,055 /mo Gross 0.510 Net \_\_\_\_\_ Term THRU 9/30/05  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ 167,127.00 Yr 2002-2003  
 Terms \_\_\_\_\_ Possession I30  
 Avail SF 29,520 Dim IRR X IRR Power A 800 V 277-480 Ø 3 W 4  
 Min. SF 29,520 Dim IRR X IRR Lighting SODM Heat NONE Cooling NONE PWR Notes PLEASE VERIFY  
 Land SF POL Dim \_\_\_\_\_ Trk Hi Pos 3 Dim 1: 10' X 10'; 1: 18' X 10' EQ Zone N  
 Const CTU Roof LAM Grd Lev Drs 0 Dim \_\_\_\_\_ Dock N Well N  
 Foil Y Sklts Y Rail LAJ Storage Mezz SF 0 Incl in Avail SF N Rest Rms: M 2 W 1  
 Sprkd .33/3000 Min Clr Hgt 24 OFFICE DATA Ofc SF 2,500 # 7 Rest Rms: M \_\_\_\_\_ W \_\_\_\_\_  
 Pkg 18 Fenced N Yr Blt 1969 A/C Y Heat Y Finished Ofc Mezz SF 0 Incl in Avail SF N  
 Thomas Bk Pg# 675-D3 Zone M2VE To Show Call Broker - OCCUPIED Sp. Feat. PARK  
 AGENT Eric Reavis (213)765-8481 Region C Listing # 1038907  
 FIRM Reavis Realty Corp. 08/08/03  
 FTFC CB250N000S000/AOAA Notes SUBLESSEE TO INDEPENDENTLY VERIFY ALL INFORMATION. TAXES  
ARE FOR ENTIRE PROPERTY. POWER TO BE SHARED W/ SUBLESSOR.

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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