

INDUSTRIAL FOR LEASE

AVAIL SF: 9,333
TOTAL BLDG SF: 285,000



ADDRESS 4621 S ALAMEDA ST, LOS ANGELES CA ZIP 90058

**DOWNTOWN ALAMEDA INDUSTRIAL CENTER
FOUR DOCK HIGH SPOTS W/ EXCEPTIONAL TRUCK ACCESS
JUST A FEW MINUTES FROM DOWNTOWN L.A.
22' CLEARANCE * CLEAR SPAN * SPRINKLERED
ATTRACTIVE OFFICE SUITE**

LEASE RENTAL \$ 6,066 /mo Gross 0.650 Net _____ Term 3 TO 5 YEARS
SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 2,700.00 Yr 2002-2003
Terms _____ Possession Immediate
Avail SF 9,333 Dim 61 X 153 Power A 200, 100 V 120-240, 120-240 Ø 3, 1 W 3, 3
Min. SF 9,333 Dim 61 X 153 Lighting FLUOR Heat NONE Cooling NONE PWR Notes LESSEE VERIFY
Land SF POL Dim _____ Trk Hi Pos 4 Dim 11 X 14 EQ Zone N
Const CTU Roof LAM Grd Lev Drs 0 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 22 OFFICE DATA Ofc SF 750 # 3 Rest Rms: M 1 W 1
Pkg 5 Fenced Y Yr Blt 1978 A/C Y Heat Y Finished Ofc Mezz SF 0 Incl in Avail SF N
Thomas Bk Pg# 674-G4 Zone M2LA To Show Lock Box - FRONT DOOR Sp. Feat. PARK
AGENT Eric Reavis (213)765-8481 Region C Listing # 1031096
FIRM Reavis Realty Corp. 10/17/03R
FTCF CB250N000S000/OAA Notes BONUS \$1,000 NORDSTROM GIFT CERTIFICATE TO CO-OP AGENT. SEE
SITE PLAN ON REVERSE (UNIT 26).

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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