

INDUSTRIAL FOR LEASE OR SALE

AVAIL SF: 32,256

TOTAL BLDG SF: 32,256



ADDRESS 1650 W ROSECRANS AV, GARDENA CA ZIP 90249

**Rosecrans Avenue Frontage
6 Dock Positions / 1 Ground Level
Gated And Enclosed Yard/Covered Storage
Newer Roof**

LEASE RENTAL \$ 15,805 /mo Gross _____ Net 0.490 Term ACCEPTABLE TO OWNER
 SALE PRICE \$ 3,838,464 Price/SF \$ 119.00 Tax \$ 26,136.00 Yr 2008-2009
 Terms ACCEPTABLE TO OWNER / SEE NOTES Possession Immediate
 Avail SF 32,256 Dim IRR X IRR Power A 800 V 240-240 Ø 3 W 3
 Min. SF 32,256 Dim IRR X IRR Lighting VERIFY Heat VERIFY Cooling VERIFY PWR Notes VERIFY
 Land SF 58,806 Dim IRR X IRR Trk Hi Pos 6 Dim (3) 18x12
 Const CTU Roof VERIFY Grd Lev Drs 1 Dim 10x14 Well N
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Rest Rms: M TBD W TBD
 Sprkd YES Min Clr Hgt 21 OFFICE DATA Ofc SF 3,300 # TBD Rest Rms: M TBD W TBD
 Pkg 40 Yard Yes-Fenced Yr Blt 1964 A/C TBD Heat TBD Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 733-J3 Zone C3* To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE
 AGENT Sheri Messerlian (310)532-9080 Region S Listing # 1202445
 FIRM/NAI Capital 10/03/08

FTCF AP250N000S250/AOAA Notes Occupied. Sale Terms: Acceptable To Owner. Lease Term: 3-5 Yrs. Current business license is warehouse use("grandfathered" use). For other uses, call broker. Buyer to verify all info. *Possession is COE + 60 days. 2nd Pwr Pnl: 400A, 120-240V, 1P, 1W.

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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