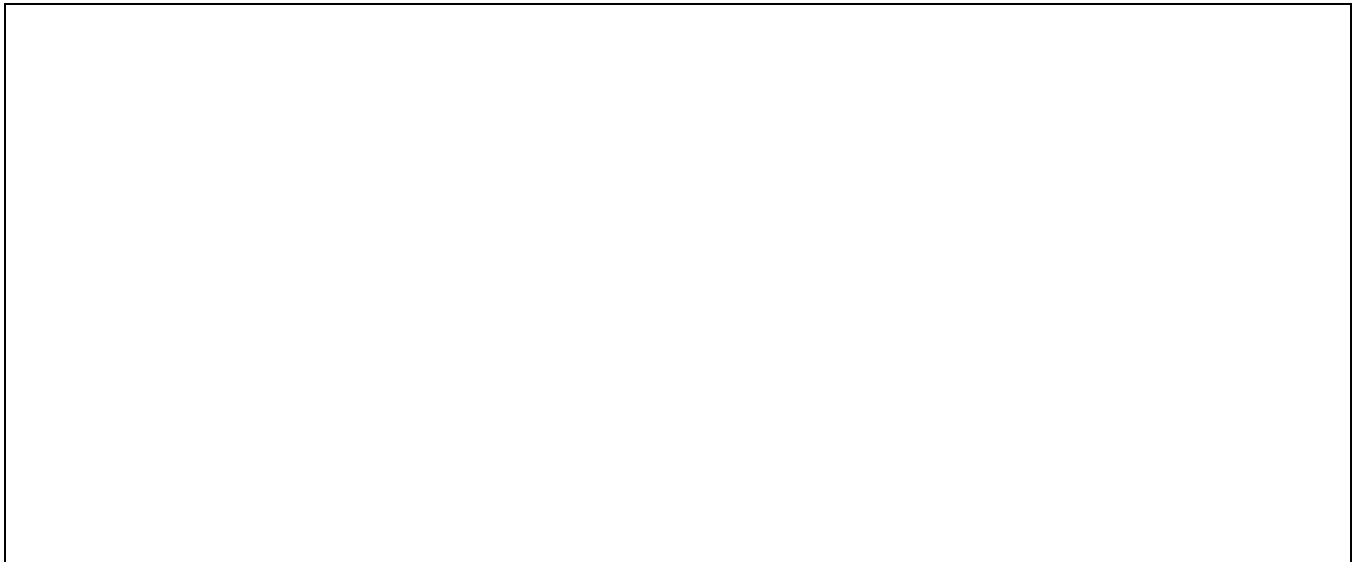


INDUSTRIAL FOR LEASE

AVAIL SF: 8,100TOTAL BLDG SF: 8,100ADDRESS 14333 GARFIELD AV, PARAMOUNT CA ZIP 90723

Ground Loading w/ Excellent Freeway Access
21' High Pile Storage w/ .45/3,000 Sprinklers
Offices w/ Kitchen & Oak Accents
Secured Trash Vault; Natural Gas Stubbed

LEASE RENTAL \$ 7,695 /mo Gross 0.950 Net _____ Term 5 year minimum
SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate Tax \$ 8,181.00 Yr 2016-2017
Avail SF 8,100 Power A 200 V 277-480 Ø 3 W _____
Min. SF 8,100 Heat NONE Cooling NONE PWR Notes VERIFY
Land SF POL Truck Hi Pos 0 Dim _____
Const CTU Roof LAM Grd Lev Drs 1 Dim 14x14
Rail NONE Unfin Ofc Mezz SF 893 Incl in Avail SF Y Restrooms: 2
Sprinklered NO Min Clear Height 21 OFFICE DATA Office SF 687 # 3
Pkg 8 Yard No Yr Blt 1987 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
Thomas Bk Pg# 735-G3 Zone M2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. _____
AGENT Tim Hickok (562)908-6018 x207 Region S Listing # 1330089
FIRM Penta Pacific Properties 01/12/18
FTCF CB250N000S000/AOAA Notes CELL #:(562) 235-0538.

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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