

INDUSTRIAL FOR LEASE

AVAIL SF: 3,275TOTAL BLDG SF: 18,351ADDRESS 4717 WASHINGTON BL, COMMERCE CA ZIP 90040

**SECURE INDUSTRIAL UNIT
GREAT FREEWAY ACCESS TO (5) AND (710) FREEWAYS
WASHINGTON BOULEVARD @ 710 OFF RAMP
RENT INCLUDES CAM**

LEASE RENTAL \$ 3,210 /mo Gross 0.980 Net _____ Term 2-3 YEARS
SALE PRICE \$ NFS Price/SF \$ _____ Possession D-05/15/18 Tax \$ 10,825.00 Yr 2017-2018
Avail SF 3,275 Power A 100 V 240 Ø 3 W _____
Min. SF 3,275 Heat NONE Cooling NONE PWR Notes VERIFY
Land SF POL Truck Hi Pos 0 Dim _____
Const CTU Roof LAM Grd Lev Drs 1 Dim 10 x 12
Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 1
Sprinklered NO Min Clear Height 16 OFFICE DATA Office SF 500 # 2
Pkg 3 Yard No Yr Blt 1973 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
Thomas Bk Pg# 675-F3 Zone C/M1 To Show Call Broker - FOR APPOINTMENT Sp. Feat. _____
AGENT Gregory E Jenkins (562)908-6020 x206, Jacquelyn Smith Region C Listing # 1332165
(562)908-6011 x204 FIRM Penta Pacific Properties 04/06/18
FTCF CB250N000S000/AOAA Notes greg@pentapacific.com Cell: (562) 618-9440.

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

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