

INDUSTRIAL FOR LEASE

AVAIL SF: 3,613
 TOTAL BLDG SF: 195,959



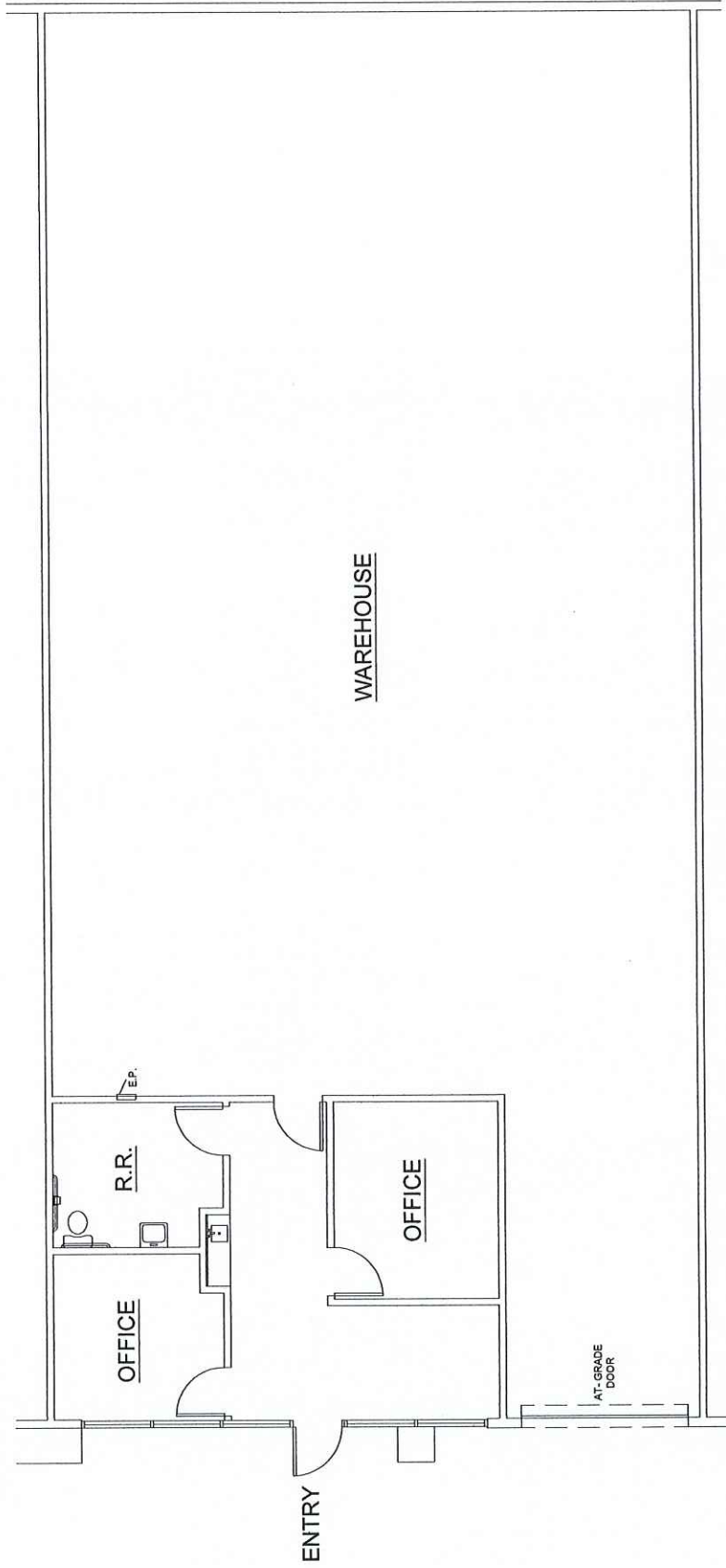
ADDRESS 9220-9268 HALL RD UNIT 9224, DOWNEY CA ZIP 90241

Professional Business Environment
Newly Constructed in 2008, Security Gated
10' x 14' Loading Door, Well Appointed Offices
18' Minimum Warehouse Clearance / Sprinklered / M2 Zoned
Quick Access to the I-5, 605 and 105 Fwys

LEASE RENTAL \$ 3,324 /mo Gross 0.920 Net _____ Term 3-5 Years
 SALE PRICE \$ NFS Price/SF \$ _____ Possession D-06/15/18 Tax \$ 4,756.00 Yr 2017-2018
 Avail SF 3,613 Power A 200 V 277-480 Ø 3 W 4
 Min. SF 3,613 Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF POL Truck Hi Pos 0 Dim _____
 Const CTU Roof LAM Grd Lev Drs 1 Dim 10x14
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 1
 Sprinklered Unknown Type Min Clear Height 18 OFFICE DATA Office SF 575 # 2
 Pkg 3 Yard No Yr Blt 2008 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 706-C6 Zone DOM2-P To Show Call Broker - FOR APPOINTMENT Sp. Feat. PARK, YARD
 AGENT Douglas E Wells (562)908-6012 x203 Region SE Listing # 1331075
 FIRM Penta Pacific Properties 02/23/18
 FTFC CB250N000S000/AOAA Notes Base rent of \$3,324/mo. (\$0.92) + CAM of \$325/mo. (\$0.09) = Total monthly rent of \$3,649/mo. (\$1.01). Annual 3% bump. (See Reverse). DRE LIC. #00915372 (D22) & 00346517 (PPP)

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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WAREHOUSE: 2,973 SQ. FT.
 OFFICE: 640 SQ. FT.
 TOTAL: 3,613 SQ. FT.



SCALE: 3/32" = 1'-0"
 DATE : 02/06/18



PLAN LAYOUT SUBJECT TO FIELD CONDITIONS & MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE. HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

FLOOR PLAN

**9224 HALL RD.
 DOWNEY, CA**